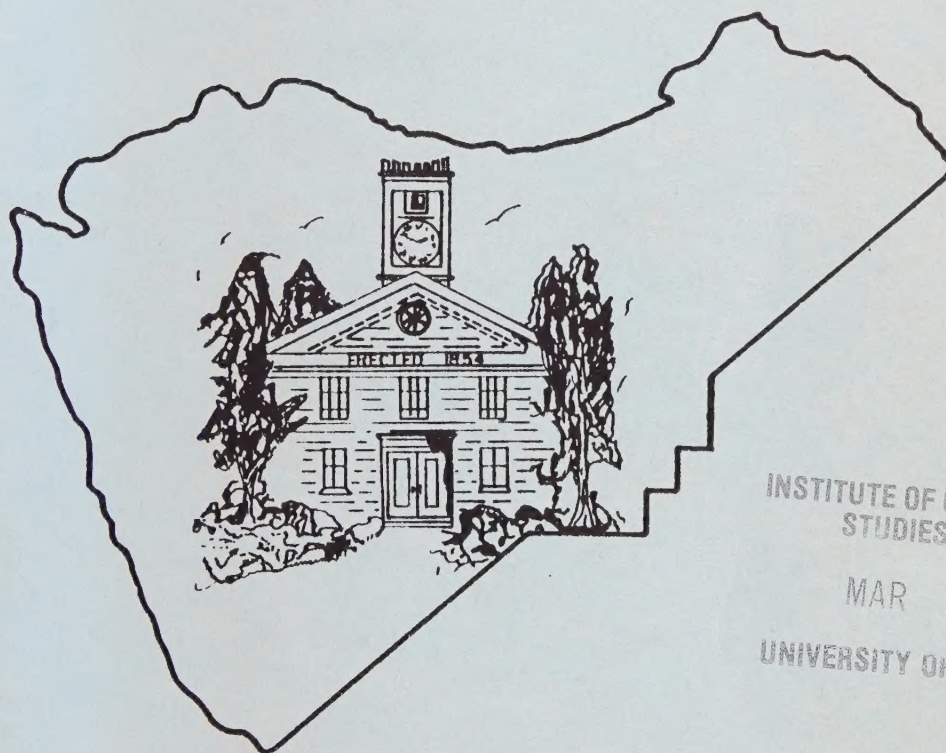


MARIPOSA COUNTY GENERAL PLAN



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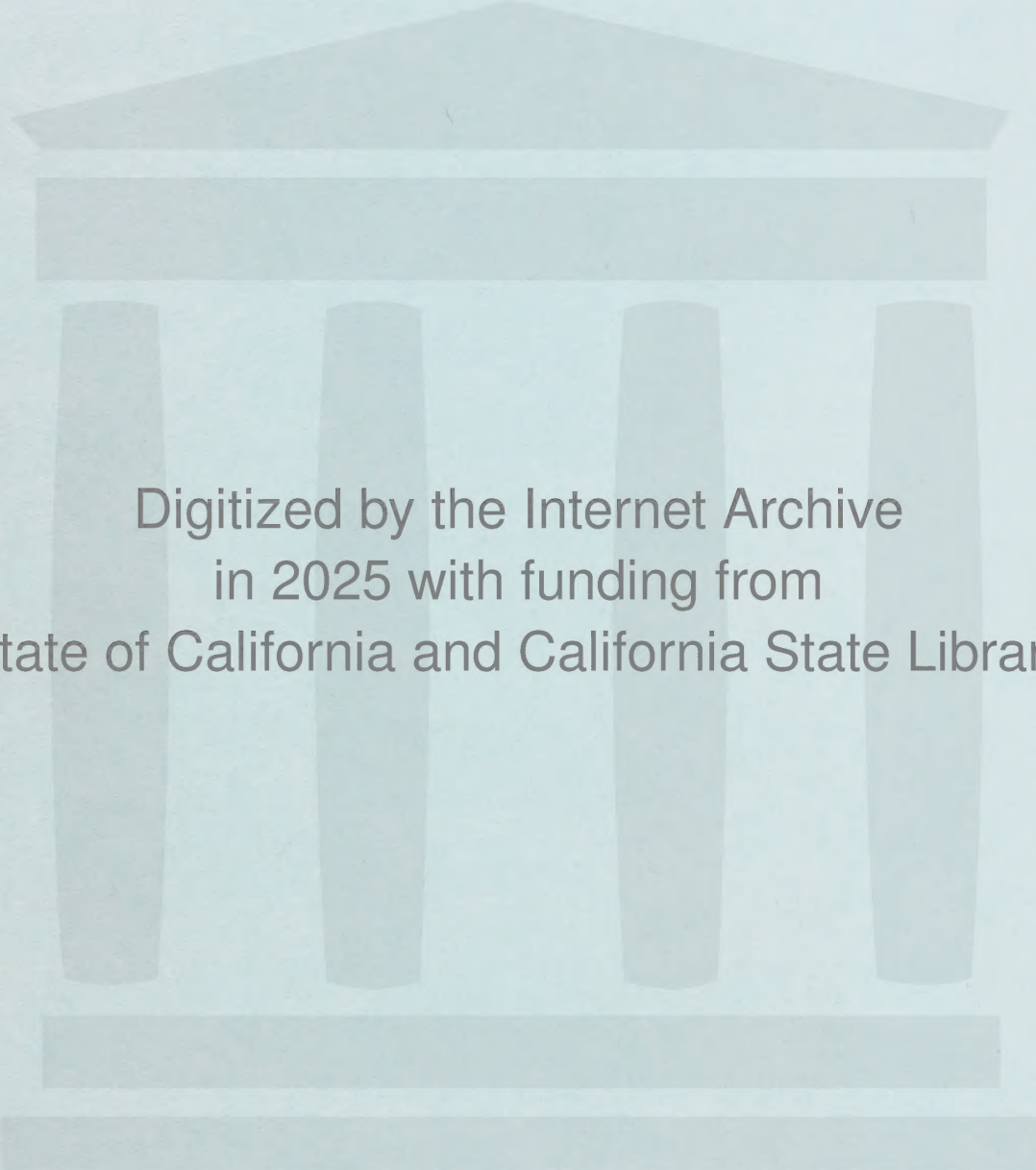
DOCUMENT I POLICIES AND STANDARDS

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1.000 INTRODUCTION

1.100 PURPOSE, INTENT AND AUTHORITY

General Plans are required by California State Law under the provisions of Government Code, Article 5 (Commencing with Section 65300) of Chapter 3 of Title 7. By specifying the content of the General Plan, the legislature has established the State's policy concerning the basic responsibilities of local government for planning and development. Additionally, the legislature has declared that:

"Decisions involving the future growth of the State, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed with the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors." (Government Code Section 65030.1)

In a broader philosophical sense, the nature and extent of a general plan has been described by planners:

"A General Plan is or should be used by Planners as (a) a source of information; (b) a program for correction; (c) an estimate of the future; (d) an indicator of goals; (e) a technique for coordination; and (f) a device for stimulating public interest and responsibility." (HAAR, "The Master Plan: An Impermanent Constitution." 20 Law and Contemporary Problems, 353, 1955)

Within this context, the guiding policy for General Planning in the County of Mariposa, first adopted in 1966, remains unchanged:

TO PROVIDE FOR THE GREATEST OBTAINABLE CONVENIENCE, PROSPERITY, HEALTH, SAFETY, COMFORT, PEACE, MORALS, AND GENERAL WELFARE OF PRESENT AND FUTURE RESIDENTS AND VISITORS TO THE COUNTY.

The Mariposa County General Plan, developed and adopted as required by State law, incorporates the principals of sound general planning practices and accurately reflects the interest, concerns, and desires of the people of this County.

1.200 GENERAL PLANNING ISSUES

General planning issues within Mariposa County have been identified through a process involving broad based community input. This input has been obtained through numerous hearings conducted by the Mariposa County Board of Supervisors and Planning Commission since 1975. These issues originally were incorporated in the 1977-78 General Plan and have been refined in this update to that document.

1.201 GROWTH AND DEVELOPMENT

Mariposa has had an erratic growth pattern since the County was originally organized in the early 1850's. This growth has always been associated with the resources of the County. As with the discovery of gold in the 1840's, the discovery of the scenic and recreational resources of the County has resulted in rapid growth of the County in the 1970's. Through the 1970's, Mariposa County had one of the highest per capita growth rates of any county in the state. It is expected that this growth will continue through the year 2000.

The rapid development in this rural county affects every facet of life. Of principal concern is the preservation of the "rural atmosphere", the sharing and allocating of limited resources among old and new residents, the allocation of land to competing and incompatible land uses, the development and maintenance of basic service infrastructure, and the preservation of County and community heritage. These and other issues will be discussed in other sections of this document.

The overall issue of growth and development, is the rapid rate at which it is occurring, adequacy of policy to insure that growth and development will blend with the character of the County, and the balancing of residential growth with economic growth. All of these issues are more directly addressed in the following.

1.202 PRESERVATION OF "RURAL MOUNTAIN LIFESTYLE"

Although difficult to define, the force that is attracting new residents to the County could be threatened by those same many new arrivals. The uncluttered scenic views, clean air and water, relatively low land values, slow pace of mountain living, minimal governmental interference in people's lives, and sense of "community" and "neighborliness" all provide an attractive alternative to living in California's more urbanized areas. Mariposa, with an average of 8 1/2 people for every privately owned square mile during the 50's and 60's, will most likely have in excess of 20 people per square mile during 1980s.

Once pristine meadows and hillsides are beginning to be dotted with buildings and homes or marked by road cuts. As lots are created, and these lots are improved, residents become concerned about the adequacy of subsurface water supplies and the effects of septic systems on water quality. Land value, affected by increased demand and stricter development policies, have increased at a faster pace than the local wage structure resulting in many local residents being priced out of the housing market. Street and road systems designed to handle low volumes of rural traffic are approaching capacity with limited capital resources available to undertake major expansion programs. As general density increases, the incompatibility of various land uses requires stricter governmental land use controls and development standards. The number of new residents establishing households in the County creates friction with traditional local philosophies having to adjust to new values and attitudes.

A General Plan must be sensitive to these issues and attempt to set forth a program that accomodates a diversity of view points and value systems. It must propose a workable compromise that benefits all, the native resident, the recent arrival and those yet to come; the young and the not so young. This General Plan attempts to chart a course for the development of the County that is sensitive to traditional values while recognizing the potential benefits that are possible through planned growth.

1.203 Preservation and Utilization of Agricultural and Mineral Resources

Historically, metallic mining for gold, copper, silver and other metals, and agriculture have been the primary industries of the county. These industries are now finding themselves competing with incompatible land uses. In response to Statewide and local concern for the loss of agricultural land, the Williamson Act and Timber Preserve Zone policies were implemented in the county. As of 1979, approximately 170,000 acres of privately owned land in Mariposa have been placed under Williamson Act contract or zoned TPZ. At present, although the county has adopted a SMRA (Surface Mining Reclamation Act) ordinance, mineral preservation/utilization zoning has not been adopted on mineral resource lands.

Grazing, timber production, and mining not only contribute to the economic base of the county but are tangible evidence of the rural heritage of the region. Intense residential or commercial development in close proximity to these resource activities could have a negative effect on both production and processing. A General Plan should adequately address these potential conflicts and establish density and use policies which minimize these effects. This General Plan recognizes the need to preserve and protect our basic resource industries while, at the same time, allowing maximum utilization of available and suitable residential and commercial areas.

1.204 Preservation of County Heritage

Mariposa County, one of the original 27 counties in the State of California, was the site of many early California's historical developments and the home

of many important historically prominent people. The County is also located in the pre-historic Miwok Indian territory and contains many vestiges of its early past.

Development pressures advance the emphasis on resurrection and rejuvenation of historic and archaeological sites to ensure against decay and maintain the historic character of the County for future generations. The preservation and renovation of historical sites within the County is important from the standpoint of promoting and preserving the unique character of the County and building a sense of community identity. Historic structures and sites serve as a tangible reminder of the practical and functional values of the area's pioneers. These values have not been rendered outdated or obsolete by 20th century technology and innovation. The Mariposa County General Plan includes a Historic Preservation Element which sets forth specific policies and programs to preserve and protect the County's cultural heritage.

1.205 MAINTENANCE OF RECREATIONAL OPPORTUNITIES

Recreation in Mariposa not only provides a major economic activity through tourism, but is a major factor affecting the lifestyle of residents as well. Seasonal recreation opportunities and tourism provide Mariposa County businesses and government with a substantial portion of overall revenue. Mariposa is the Mother County of Yosemite National Park and gateway to other mountain recreation areas. Yosemite National Park annually hosts an average of 2.5 million visitors to the County. Demands for recreation outside of Yosemite are strong due to the hunting and fishing, hiking and backpacking opportunities, boating, and general sightseeing of the County's many natural and historic sites. These factors also serve to attract new residents to the County. The growth in public interest in outdoor recreation has resulted in many people's choosing to reside close to the source of their leisure time activities. Significant forces are working in the economy to encourage this phenomenon. In an era of scarce oil and gas resources, traveling vacations are becoming more costly. Outdoor recreational activities are generally less expensive than other recreational pursuits and are reflective of national knowledge, sensitivity, and appreciation of the County's great outdoor resources.

In addition to the traditional outdoor recreational activities, increased urbanization of the County creates greater demands for recreational activities normally associated with a more urbanized setting. Community parks, playgrounds, community activity centers, swimming pools, ballparks, and organized recreation activities are needed. As open spaces within the County are converted to residential and commercial uses, increased demands are placed on public lands within the County by local residents. Public land recreational use policies will need to be re-evaluated in light of increased local use and the needs of local residents, as contrasted with the occasional visitor to the region. The Mariposa County Recreation Element sets forth a specific program to preserve, protect and promote the County's recreational resources.

1.206 MAINTENANCE OF ADEQUATE PUBLIC SERVICE LEVELS

Rapid growth places a major burden on public agencies to keep pace with new

service demands and maintenance of past service levels. This problem is complicated by restrictions placed on local government's revenue raising abilities and the unique fiscal picture in the County. Due to the large public land holdings in the County (43% of the total land area of the County) and tourism, County revenues have relied less on property tax or fee revenues than is common in other areas. These tourist related revenue sources are not very responsive to local growth. Growth tends to force the spreading of these limited revenue sources among more people.

Infrastructure requirements for roads, solid waste disposal, police and fire protection, schools, etc., often require high initial capital costs that place a great strain on the limited resource base of local government. Development in areas that are remote from existing service centers aggravate capital cost problems and result in higher operating and maintenance costs for basic services. These costs are not always balanced with increased revenue-generating ability of the service entity. This situation could result in either new service demands that cannot be met or diluted basic service levels that are deemed unacceptable. The Mariposa County General Plan establishes a program that attempts to assure that adequate service levels are maintained for the benefit of present, and future, County residents.

1.207 PRESERVATION OF NATURAL ENVIRONMENT

Mariposa is an area widely known for its unique natural environment. The Yosemite region of the County gained the interest of many of this country's early naturalists. It was because of the scenic and natural wonders of this region that the first U.S. action was taken to preserve the national heritage through adoption of federal legislation to preserve the Yosemite Valley in the early 1860's. Since these early efforts, national consciousness and concern over the environment has grown. Understanding of natural processes has expanded greatly, and society has come to learn how the processes of nature contribute to the communal well being.

Mariposa County has managed to arrive at the brink of the 21st century with much of its natural resources intact. It is fortunate to have an abundant assortment of wildlife which has been reduced in other regions of the state. We are in the enviable position of being able to gain from the experiences of other areas of the state and make knowledgeable decisions about managing this legacy.

The County is challenged by the need to make decisions on development and resultant environmental impacts. Fortunately, it is better equipped with the understanding of natural processes and a technology refined enough to assure that environmental impacts are minimal than were neighboring jurisdictions which have had to make these same decisions in an earlier point in time. Balancing growth and human needs against concerns for nature and the associated cost of environmentally responsible development techniques is a major challenge in coming years. The Mariposa County General Plan faces these challenges with specific programs and policies to preserve and protect the natural environment for present, and future, generations.

1.208 Enhancement of Economic and Social Environment

As Mariposa grows and develops in future years, concerns over maintenance of the County's economic health and its ability to provide for the social needs of residents will need to be addressed. The need to provide employment opportunities for residents that are sustainable over time is critical. Employment opportunities that are dominated by government and tourist services must be balanced by other employment sectors. At present, employment opportunities are dominated by construction and related activities, government, and tourist services. New employment opportunities need to be created in other sectors to assure long-term economic health.

Growth, the nature of the employment sectors, low wages, and the costs of environmentally responsible development combine to place home ownership beyond the reach of many of Mariposa's employed residents. The seasonality of government, construction, and tourist service employment opportunities provide few incentives for young people to remain in Mariposa upon completion of high school. The Mariposa County General Plan confronts these problems with a combination of policies and standards which promote affordable housing and provide flexibility for development of job creating enterprises. The density bonuses and mixed use policies of this plan create unique opportunities for the alleviation of this chronic problem common to Sierra Mountain areas.

1.209 Management of Public Lands

Nearly half of the total land area of Mariposa County is under the jurisdiction of the federal government. Yosemite National Park, Sierra National Forest, Stanislaus National Forest, and BLM lands are administered through two separate divisions of the U.S. Department of the Interior and the U.S. Forest Service of the U.S. Department of Agriculture. The management policies of these various public agencies significantly affect Mariposa County residents. The majority of the County's timber resources and mineral reserves, and a large portion of the County's range land is in federal ownership. A significant amount of the County's water resources originates on public lands. Tourism and tourist service facilities on public lands contribute to the recreation industry of the County.

Federal land management policies are seldom responsible to local county needs, but rather are intended to serve a higher national priority. Federal policy, which mandates study of public lands for consideration of wilderness management practices, provides for only limited participation by local officials or residents in the decision process. Jurisdictional confusion and conflicts within Mariposa frustrate federal, State and local officials, and local residents alike. The multiplicity of federal agencies with land management responsibility and "checkerboard" landholding patterns creates many potentials for conflicting land uses among federal agencies and between federal agencies and privately owned lands.

Due to limited resources, federal policies are often deliberately shaped to require minimal enforcement. The inability of various federal agencies to enforce complicated use policies results in favoring either "no control"

management practices or "total restriction" or "wilderness" practices at the other extreme. In most cases, neither of these two options provides for the optimum use of public lands. In almost all instances, public land management policies place a burden on County public safety resources. The Mariposa County General Plan established a program of "public" land use decision processes that insure that maximum public benefit of "public" lands can be obtained.

1.300 PLAN ORGANIZATION

The Mariposa County General Plan is comprised of three primary documents:
1) Mariposa County General Plan Goals, Objectives, Policies and Standards;
2) Mariposa County Master Environmental Impact Report and; 3) Mariposa County General Plan and Master Environmental Impact Report Support Documentation.

1.301 MARIPOSA COUNTY GENERAL PLAN POLICY DOCUMENT

This document is organized to serve as the primary source document for the General Plan. It contains all basic policies and standards regulating the use of land in Mariposa County organized by General Plan administrative policies, and specific policies with respect to land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways, safety, recreation, and historic preservation elements of the General Plan as required or allowed by State law.

1.302 MARIPOSA COUNTY MASTER ENVIRONMENTAL IMPACT REPORT

This document serves as a General Plan Impact Report and County-wide Master EIR. It is designed to serve as the basis for environmental assessment on projects defined by the California Environmental Quality Act and CEQA Guidelines adopted by the California Resources Agency as provided by law.

This document shall be deemed adequate to serve as a primary environmental impact resource document, and is intended to minimize the need for Environmental Impact Reports on projects proposed that are consistent with the policies of the Mariposa County General Plan. The Master EIR also discusses various measures that may be deemed adequate for mitigating identified significant impacts. These mitigating measures may be utilized to address impacts at the initial study level of environmental review processes.

1.303 MARIPOSA COUNTY GENERAL PLAN AND MASTER ENVIRONMENTAL IMPACT REPORT SUPPORT DOCUMENT

This document contains all mandatory original resource materials, inventories and other support documentation required by law to support findings, conclusions, policies, standards, and environmental determinations as contained in the General Plan Document I and Document II (Master Environmental Impact Report).

2.000 * GENERAL PLAN ADMINISTRATION

2.100 SCOPE OF SECTION

As the single most important document developed by local governments under California State law, the General Plan must provide a clear and unambiguous guide to growth and development and be flexible in response to changes in community aspirations, technology, and circumstances in general. The evolution of planning law and court interpretations of general planning requirements have subjected local general planning efforts to pressures from interest groups. These pressures, usually involving court actions, have had the effect of re-defining the term "general" when used in conjunction with "planning".

This section of the Mariposa County General Plan will provide an overall guide for interpreting the intent, implementation of goals and objectives, and application of policies and standards, as well as provide an administrative procedure for the plan. The overall effect of this section shall be to provide a definition to the term "general" as used in the Mariposa County "GENERAL" Plan. For purposes of implementation, this chapter shall be considered effective immediately upon the adoption date of the Mariposa County General Plan.

2.200 CONCERN AND GOVERNING POLICY

2.201 CONCERN:

It is the concern of the County of Mariposa that the adoption of a General Plan should have the following effects:

- A. Encourage and promote broad based citizen participation in the County Planning decision process to the greatest extent feasible.
- B. Minimize or eliminate the potential for disjointed and fragmented decision making that could discourage private investment in desirable development projects and;
- C. Insure development projects are reviewed on the basis of their merits and appropriateness based on sound planning policy.

For the above stated concerns, the Mariposa County General Plan is organized into a hierarchy of policy statements with various degrees of effect. In this manner, the plan is an effective guide to future growth and development and is flexible in response to change and circumstance.

2.202 GOVERNING POLICY

The overall governing policy regarding the administration of the Mariposa County General Plan is as follows:

TO PROVIDE A PRACTICAL AND LEGALLY ADEQUATE FRAMEWORK TO INCLUDE GUIDING POLICIES, GOALS, POLICY, STANDARDS, AND IMPLEMENTATION PROGRAMS AND MEASURES WHICH CAN EFFECTIVELY GUIDE THE DEVELOPMENT AND GROWTH OF MARIPOSA, YET RESERVE ADEQUATE FLEXIBILITY IN THE DAY-TO-DAY DECISION PROCESS TO BE RESPONSIVE TO CHANGING NEEDS AND CIRCUMSTANCES.

To accomplish this, the following sections establish standards for interpretation of the Mariposa County General Plan; define time frames for general planning; set procedures for amending and updating the plan; designate responsibility and authority for General Plan administration and implementation; and set forth standards for zoning, subdivision and other General Plan consistency findings.

2.300 MARIPOSA COUNTY GENERAL PLAN INTERPRETATION STANDARDS

The use of words and terms in this section are developed for purposes of interpretation of this plan. Definitions applied within this document may not be the common definition but rather is the definition uniquely applied to these words and terms within the context of General Planning law and policy in the State of California. Within this context, the following word and term definitions are peculiar to the use of the planning document.

GUIDING POLICY

- A. Definition: Within the Mariposa County General Plan a "Guiding Policy" shall be used interchangeably with the term "overall governing policy". This shall mean a collective term describing those parts of the General Plan that provide direction for action. A guiding policy shall describe general intent or describe a philosophy of purpose.
- B. Effect: Within the Mariposa County General Plan, the term "Guiding Policy" shall have the effect of providing a basis or direction upon which goals, policy, standards and implementation programs and measures are adopted.

2.302 GOAL

- A. Definition: Within the Mariposa County General Plan, a "Goal" shall mean the ultimate purpose of an effort stated in a way that is general in nature and immeasurable. A goal can be a specific purpose of one single aspect of a guiding policy

- B. Effect: Within the Mariposa County General Plan, the term "goal" shall have the effect of providing a specific basis upon which policy and standards are adopted.

2.303 POLICY

- A. Definition: Within the Mariposa County General Plan, a "Policy" shall mean a specific statement guiding action and implying clear commitment.
- B. Effect: Within the Mariposa County General Plan, the term "Policy" shall have the effect of requiring specific performance or mandatory findings as to why specific performance is not required or possible.

2.304 STANDARDS

- A. Definition: Within the Mariposa County General Plan, a "Standard" shall mean a specific quantified guideline establishing a measure of extent, quantity, quality or value.
- B. Effect: Within the Mariposa County General Plan, a standard shall have the effect of requiring specific performance and may require a regulatory control enacted by ordinance or policy resolution or mandatory findings as to why specific performance is not required or possible.

2.305 IMPLEMENTATION PROGRAM

- A. Definition: Within the Mariposa County General Plan, an "Implementation Program" shall mean a coordinated set of measures that achieve a goal, and shall include such policies and standards as deemed appropriate.
- B. Effect: Within the Mariposa County General Plan, an implementation program shall have no other effect other than the effect of the policies and standards provided within the Plan.

2.306 IMPLEMENTATION MEASURE

- A. Definition: Within the Mariposa County General Plan, an "Implementation Measure" shall mean an action, procedure, program, policy, standard, or technique that carries out a guiding policy or goal of a guiding policy.

- B. Effect: Within the Mariposa County General Plan, an implementation measure shall have the effect of the specific measure type adopted. The terms "action", "procedures", "programs", and "techniques" shall be deemed guides or suggestions, and shall have no effect unless specifically adopted and/or implemented by specific action of the Board of Supervisors or the Planning Commission of Mariposa County.

2.400 TIME FRAMES

2.401 TIME FRAME GUIDING POLICY

California State law defines the general plan as a "long-term" document. The concept of "long-term" is a matter of interpretation by the local planning agency as deemed appropriate to meet local concerns and circumstances. For purposes of the Mariposa County General Plan, the term "long-term" shall be defined in accordance with the following guiding policy:

THE OVERALL GUIDING POLICY FOR DEFINING THE MARIPOSA COUNTY GENERAL PLAN TIME FRAME SHALL BE TO PROVIDE A PROJECTION OF CONDITIONS AND NEEDS OF THE COUNTY TO THE YEAR 2000 FOR THE PURPOSE OF DETERMINING CURRENT POLICY AND SETTING LONG TERM POLICY FOR DAY-TO-DAY DECISION MAKING.

2.402 TIME FRAME ADMINISTRATIVE STANDARDS:

- A. Purpose: As a practical matter, the general plan is a dynamic or living document that is responsive to change in circumstance, values, and technology. State law provides specific procedure for amending the general plan (See Section 2.500), and requires certain reports and periodic updating. This section sets forth standards for the Mariposa County Planning Agency review and updating.
- B. Review Standards: The following standards apply to the periodic review of the Mariposa County General Plan:
1. Mariposa County shall initiate a comprehensive review of the Mariposa General Plan which shall commence every five years after the date of adoption or re-adoption.
 2. Such comprehensive review may include a review of all Mariposa County General Plan elements, policies, goals, and standards, as well as the Master Environmental Impact Report of the Mariposa County General Plan.
 3. Such findings and conclusions resulting from this comprehensive review shall be adopted by the Board of Supervisors.

4. All demographic characteristic data and population estimates and forecasts shall be reviewed and updated in a timely fashion following the availability of updated federal census information for Mariposa County.
5. During the year of 1990, and every ten years thereafter, the County of Mariposa shall open public review and re-adoption procedures for the Mariposa County General Plan in accordance with the adoption procedures for general plans as prescribed by California State law and County policy. The overall guiding policy time frame shall be extended as appropriate at that time.
6. By a 4/5th vote of the Mariposa County Board of Supervisors or by a referendum approved in any general or special county wide election where it is determined that the Mariposa County General Plan should be reviewed and updated, re-adoption procedures shall be initiated as provided in Section 2.402 (B-5).

2.403 IMMEDIATE, SHORT, INTERMEDIATE AND LONG TERM
GOALS, POLICIES AND STANDARDS:

- A. Definition and Effect: The following standards shall define immediate, short, intermediate, and long term goals, policies, and standards as they are utilized in the Mariposa County General Plan. All goals, policies, and standards which are not specifically designated as having "immediate", "short term", or "intermediate" time frames shall be considered "long term" for the purposes of implementation.
 1. Immediate (3 Year Time Frame) Applies to goals, policies, and standards specifically designated as such and are effective upon the adoption of the Mariposa County General Plan and if specific implementation policies, procedures, or ordinances are required, such measures intended to be developed and adopted within a three year time frame.
 2. Short Term (5 Year Time Frame) Applies to all goals, policies, and standards specifically designated as such, and shall have the effect of identifying a specific action that is intended to be implemented within five years or sooner from the date of the adoption.
 3. Intermediate (10 Year Time Frame) Applies to all goals, policies, and standards specifically designated as such, and is intended to chart a specific direction or specify intent for guiding specific actions or day-to-day decision making over a time frame of ten years.
 4. Long Term (20 Year Time Frame) Applies to all goals, policies, and standards specifically designated as such, and is intended to provide a general direction or general intent for the purpose of long range planning and the setting of intermediate goals, policies, and standards.

B. Long Term Goal Oriented Planning vs. Short Term Pragmatic Problem Solving:

The above standards are intended to provide a basis for evaluating progress of general plan implementation and reconcile the different needs of day-to-day general plan administration against the requirement for general plans to be long term documents.

2.500 AMENDING PROCEDURES

2.501 PURPOSE

California State law provides for procedures and sets basic requirements for amending general plans. This section sets forth basic policies, procedures, and standards for amending the Mariposa County General Plan.

2.502 GENERAL PLAN AMENDMENT DEFINED

For purposes of California State law and the Mariposa County General Plan, "General Plan Amendment" shall mean a change in language within the text of the Mariposa County General Plan which results in a change in any general plan guiding policies, goals, policies, or standards with respect to their effect. A text change or data/documentation change which does not have the effect described above, as determined by the Planning Commission and the Mariposa County Board of Supervisors, shall not be deemed a revision and a General Plan Amendment.

An amendment to the Mariposa County General Plan may include changes in one or more elements, guiding policies, goals, policies, or standards within the General Plan, and may include a number of individual changes which are heard and acted on collectively as one amendment.

2.503 NUMBER OF AMENDMENTS PERMITTED ANNUALLY:

State law states that a local government may not amend it's general plan more than three times a year. For purposes of this requirement, a general plan amendment year shall be considered a twelve month period commencing with January and running through December. Since a general plan amendment is required to have public hearings before both the Planning Commission and the Board of Supervisors, amendment proceedings before the Board of Supervisors that result in an approved amendment shall be utilized for determining the number of amendments for purposes of State law. The Board of Supervisors may conduct general plan amendment proceedings at any time during the calendar year, provided that not more than two amendments have been approved during the amendment time period.

2.504 MANDATORY GENERAL PLAN AMENDMENT FINDINGS

The following mandatory findings shall be made prior to the approval of a General Plan Amendment:

- A. That such an amendment is in the general public interest, and will not have a significant adverse affect on the general public health, safety, peace, and welfare;
- B. That such an amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to providing a long term guide for County development and a short term basis for day-to-day decision making;
- C. That such an amendment conforms with the requirements of State law and County policy and;
- D. That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County General Plan.

2.505 GENERAL PLAN REVISION

A revision, within the context of the above, shall be used to upgrade data and support documentation in addition to making such minor text changes to correct typographical errors, clarify statements or text narrative and similar types of changes. A revision may be considered by the Board of Supervisors at any time and approved by minute order without resorting to formal hearing and standard General Plan amendment procedures. There is no limitation on the number of revision actions which may be acted on by the Board provided that such revision does not, by definition, constitute a General Plan Amendment.

2.600 MARIPOSA COUNTY GENERAL PLAN CONSISTENCY POLICIES AND PROCEDURES

2.601 PURPOSE OF SECTION

Within the framework of California State law, the County is required to review subdivision, zoning ordinances, open space regulations, capital improvement programs, etc. and determine the consistency of these matters with the General Plan. The mandatory consistency finding requirement creates potential problems for a local government. At times a project will be found to further or have no effect on all the policies, standards and goals of a general plan with the exception of one or two. At that point in time, the local planning agency must balance the positive and negative aspects of a project and determine if the net result will be a benefit to the County, community or area. This section sets forth procedures for determining consistency and balancing positive and negative aspects of a proposal with respect to it's overall net effect on the General Plan.

2.602 CONSISTENCY GOVERNING POLICY

For the purpose stated above, the following policy governs the determination of consistency with respect to the Mariposa County General Plan:

"WITHIN THE MARIPOSA COUNTY GENERAL PLAN, THE TERM "CONSISTENT WITH" SHALL BE INTERCHANGEABLE WITH "CONFORMITY WITH", AND SHALL MEAN THAT AN ACTION, PROGRAM, OR PROJECT IS CONSISTENT WITH THE GENERAL PLAN IF, AS DETERMINED THROUGH ESTABLISHED PROCEDURES OF THE PLANNING AGENCY, IT WILL FURTHER THE OBJECTIVES AND POLICIES OF THE MARIPOSA COUNTY GENERAL PLAN AS A WHOLE AND NOT OBSTRUCT, IN A GENERAL SENSE, THE ACHIEVEMENT OF THE PLAN'S PURPOSE."

2.603 CONSISTENCY DEFINITION

For purposes of determining the consistency of an action with the Mariposa County General Plan the following definition shall apply:

- A. An action, program or project is consistent or in conformance with the Mariposa County General Plan if it supports, accomplishes, or has no effect on the policies and standards and furthers, or has no effect on, the goals of the plan.
- B. An action, program or project is inconsistent or not in conformance with the General Plan if it results in achieving an effect that, in a material way, is contrary to the policies and standards of the plan or is determined by the County to have an overall negative effect on the goals of the General Plan.

2.604 GENERAL PLAN CONSISTENCY POLICY PROCEDURES

- A. An action, program or project shall be deemed consistent with the Mariposa County General Plan upon such determination of the Planning Commission or Board of Supervisors, whichever body hears and decides the matter. Specific findings of conformity may be adopted at the discretion of the determining body.
- B. Consistency determination before the Planning Commission may be appealed, upon written notification, to the Board of Supervisors to be filed with the Clerk of the Board within 10 days of the determination by the Commission. Upon appeal, the Board shall direct the Commission to prepare a written report containing specific findings for the determination, and the Board shall hear the matter in accordance with the County adopted appeal procedures. The determination of the appeal by the Board of Supervisors shall be final.
- C. A consistency determination before the Board of Supervisors may be reconsidered upon the notification to the Clerk of the Board as prescribed in 2.604 B above, the Board may direct the Planning Commission to review the matter and prepare a report containing a determination, based upon the

Planning Commission view of the matter, with specific findings supporting the Commission's views. Upon receipt of the Commission's report, when required, the Board shall conduct a public hearing to review the matter and take action as deemed appropriate with supporting findings.

- D. The Planning Commission or Board of Supervisors may find an action, program or project consistent or in conformity with the General Plan as a whole, although one or more policies standards or goals are found to be inconsistent with the action program or project provided that such inconsistencies are identified and it is determined by the Board or Commission that:
1. The negative effect in a particular instance is out-weighed by the overall positive impact of the action, program or project on the County,
 2. The action, program or project will not materially detract from the General Plan as a whole, and
 3. That the action, program or project is inconsistent with one or more policies standards or goals of the plan due to the unique nature of the project and/or special or unusual circumstances in the area or County at the time that could not have been anticipated when the General Plan was developed and that the situation is not likely to occur frequently enough so as to warrant amending the plan.

2.700 MARIPOSA COUNTY GENERAL PLAN IMPLEMENTATION

The Mariposa County General Plan contains a specific coordinated set of policies and standards intended to be used to carry out the governing policies and goals of the plan. These policies and standards have a specific effect and time frame for implementation within the context of this section (Section 2.000 General Plan Administration). The implementation program includes specific standards and prescribes specific procedures with respect to zoning, subdivision review, capital facilities, specific plans, and other County codes and policies. Implementation is also an integrated part of the Master Environmental Impact Report developed and adopted as a portion of this General Plan.

2.800 CITIZEN PARTICIPATION

2.801 PURPOSE

State law provides a clear mandate to local governments to involve the general public, to the maximum feasible extent, in the planning process. This mandate has been affirmed by the County of Mariposa and translated into a specific program that meets and exceeds the minimum requirements of State law.

There are general discussions on the role of citizen participation throughout this plan, and the plan not only involved an elaborate public information/input process (both formally and informally) but incorporates an on-going process of citizen participation. The purpose of this section is to set forth some basic standards to assure maximum public involvement in the planning process in the future.

2.802 CITIZEN PARTICIPATION STANDARDS

- A. The Planning commission and the Board of Supervisors shall, to the maximum extent feasible, conduct all meetings and hearings that have broad public interest in a place in such a manner and at a time to assure the maximum amount of public participation and input. To this extent, evening hearings, meetings in a specific locality, and broad media exposure should be considered in scheduling.
- B. When, in the determination of the Board or Commission, there is an issue to be resolved where a broad public interest is at stake, special meetings, fact-finding sessions, or public discussions on the issues should be scheduled prior to an official decision session to advise the public of the issues involved and alternative solutions available.
- C. When conflicts on an issue exist among clearly identified groups or constituencies on a specific issue or policy, ad-hoc citizen advisory groups may be formed to discuss the problem or issue, formulate an approach to a solution, and prepare a recommendation to the policy body.

3.000 LAND USE ELEMENT

3.001 INTRODUCTION

California State Government Code, Section 65302 (a) states:

"A LAND USE ELEMENT [WHICH] DESIGNATES THE PROPOSED GENERAL DISTRIBUTION AND GENERAL LOCATION AND EXTENT OF THE USES OF THE LAND FOR HOUSING, BUSINESS, INDUSTRY, OPEN SPACE, INCLUDING AGRICULTURE, NATURAL RESOURCES, RECREATION, AND ENJOYMENT OF SCENIC BEAUTY, EDUCATION, PUBLIC BUILDINGS AND GROUNDS, SOLID AND LIQUID WASTE DISPOSAL FACILITIES, AND OTHER CATEGORIES OF PUBLIC AND PRIVATE USES OF LAND. THE LAND USE ELEMENT SHALL INCLUDE A STATEMENT OF THE STANDARDS OF POPULATION DENSITY AND BUILDING INTENSITY RECOMMENDED FOR THE VARIOUS DISTRICTS AND OTHER TERRITORY COVERED BY THE PLAN. THE LAND USE ELEMENT SHALL ALSO IDENTIFY AREAS COVERED BY THE PLAN WHICH ARE SUBJECT TO FLOODING AND SHALL BE REVIEWED ANNUALLY WITH RESPECT TO SUCH AREAS."

Within the context of the Mariposa County General Plan, the Land Use Element sets forth the basic standards for the various land use categories in the County and prescribes specific policies for administering the land use standards.

3.100 DEFINITION OF TERMS AND PHRASES

- A. Within the Mariposa County General Plan and, with particular application within the Mariposa County General Plan land use element, specific words, terms and phrases shall have the meanings ascribed below. Word, terms or phrases not defined below may be more precisely defined elsewhere in this document. Words, terms or phrases not specifically defined below or elsewhere in this document shall have the definitions generally contained elsewhere within Mariposa County Code. In cases of conflict between definitions contained herein and in Mariposa County Code, the definition contained herein shall apply in all instances.
- B. For the purpose of this section, and when not inconsistent with the context:
 - 1. Words used herein in the present tense include the future.
 - 2. Words in the singular number include the plural, and words in the plural number include the singular.
 - 3. The word "occupied" includes designed or intended to be occupied.
 - 4. The word "used" includes designed or intended to be put to use.
 - 5. The word "shall" is mandatory.

3.101 Accessory Building

A building or portion of a building subordinate to the principal building and used for the purpose customarily incident to the permitted use of the principal building.

3.102 Accessory Use

A use of land subordinate to the principal use of the land and customarily incident to the permitted use of that land.

3.103 Agriculture, Commercial

Includes all activities described in "Limited Agriculture", but not including slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter, pig or poultry farm, or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes; all permitted agricultural activities may be primarily for commercial use or sale of the agricultural product produced and processed on the activity site.

3.104 Agriculture, Limited

The tilling of soil, raising of crops, horticulture, viticulture, grazing, dairying and/or animal husbandry including all uses customarily incidental thereto primarily for personal consumption, use or enjoyment but not including slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes and furthermore not including pig or poultry farms.

3.105 Agriculture, Unlimited

All agricultural uses excepting slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

3.106 Animal Husbandry

The breeding and raising of any and all livestock to include, but not limited to, rabbits, sheep, goats, cattle, horses, etc.

3.107 Building

Any structure having a roof supported by columns and/or by walls and intended for the shelter, housing, and/or enclosure of any person, animal or personal property.

3.108 Density Bonus

The granting of such additional density as to encourage development of a desirable nature as approved by the Planning Commission and/or the Board of Supervisors.

3.109 Family

A related group of persons by blood, marriage or adoption or legally related body of persons who live together in one dwelling unit as a single housekeeping entity, including necessary servants, distinguished from a group occupying a hotel, club, fraternity, or sorority house or communes.

3.110 Farm, Pig

An area or tract of land devoted to the raising of more than two adult pigs and their litters up to six months of age.

3.111 Farm, Poultry

An area or tract of land devoted to the raising of more than 100 domestic fowl.

3.112 Feed Lot or Feed Yard

"Feed Lot" or "feed yard" means an area where cattle or sheep are confined in numbers more than ten head to the acre for the purpose of preparing such for market. This is not to be construed as including the confinement of livestock for the temporary purpose of identification, treatment or shipping, also excepted is the confinement of a range herd for feeding when there are unusual conditions such as fire, drought, flood, etc., which demands removal of the herd from the range.

3.113 Height, Building

The vertical distance from the finished grade, or uphill side of natural grade at the uphill building foundation line or exterior wall to the highest point of the building.

3.114 Horticulture

The culture of, growing and cultivating of fruits, vegetables, nuts, flowers, and related plant material.

3.115 Junk

Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose readily as when new, shall not be considered junk. "Junk" means any worn out, cast off or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

3.116 Junk Yard

Junk yard, dismantling, or wrecking yard are synonymous and shall mean the storage of junk outside of a building on a site or area or a combination of sites contained on a parcel or lot and the storage site or sites are larger than 1000 square feet in total ground area coverage and is visible from any public street, road, or easement or from outside of the property or parcel on which the junk is stored.

The storage of equipment, machinery, or other materials used and stored in conjunction with, or accessory to, a permitted use shall not be considered a junk yard. The above provisions notwithstanding the storage of junk on any site for the purpose of resale on a regular basis shall be considered a junk yard.

3.117 Kennel

Kennel shall mean any premises that are used for the commercial breeding or commercial boarding of dogs. Commercial breeding shall not include a hobby breeder who may maintain and operate a non-commercial kennel upon any lot or other premises occupied by the owner or tenant as a residence, notwithstanding the occasional sales of puppies and/or dogs by the keeper of the non-commercial kennel.

Kennel, Non-Commercial shall mean a kennel at, in or adjoining a private residence where hunting or other dogs are kept for the hobby of the householder in using them for breeding, for hunting or practice tracking, for exhibiting them in dog shows and for field or obedience trials.

3.118 Lot or Parcel

- A. A parcel of real property with a separate and distinct parcel or lot number or other designation shown on a plat recorded in the office of the County Recorder, or
- B. A parcel of real property delineated on a recorded record of survey, parcel map or subdivision tract map, in the County Recorder's Office.
- C. A parcel of real property delineated on a deed recorded in the County Recorder's Office in conformance with all applicable state laws and County Code.

3.119 Lot Area

The contiguous land bounded by lot lines inclusive of land provided for public thoroughfare, flood plane, or canal. Such lot area shall be measured as a horizontal plane view, disregarding the geometric effects of the slope of the land.

3.120 Light Industrial Uses

Light industrial uses are defined as those trades or industries of a limited character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke, or odor, but not including any junkyard, drop forge, foundry,

refinery, tannery, or any similar use the normal operation of which causes objectionable noise, odor, dust, or smoke to be emitted, radiated, or carried beyond the boundaries of the property on which the operation is located. In addition, industrial uses, manufacturing cement, lime, gypsum, or plaster of Paris, acid, explosives, fertilizer, glue, fat reduction of offal or dead animals, and the operation of stock yards and commercial slaughter of animals are similarly excluded from the definition of Light Industrial Uses. Other similar Light Industrial Uses may be included in this definition by interpretation of the Planning Commission.

3.121 Mining

The removal of minerals, earth or construction materials from the earth, by methods including pits, tunnels, quarries, shafts, etc., and all necessary appurtenance thereto, for the purpose of resource extraction in excess of 1000 cubic yards per acre of mined lands.

3.122 Mineral or Construction Material Processing

The mechanized crushing, classifying, or processing of mined ores for the purpose of extracting and producing minerals, earth or construction materials on a site or lot.

3.123 Mobilehome Park

Any area or tract of land where two or more mobilehomes are sited and the mobilehome or the site it occupies is held out for rent or lease for monetary or other consideration by a property owner for the purpose of providing human habitation for residential, commercial or other purposes, except when mobilehomes are used for employee housing as a permitted or conditionally permitted use provision in a land use district.

3.124 Motorcycle or Other Vehicular Racing or Competition

A race, competition or similar activity conducted by any group or individual organization at a given site.

3.125 Neighborhood Services

General retail commercial service activities, of a non tourist service nature, intended and desirable for the provision of light basic services to an immediate residential neighborhood outside of a town planning area.

3.126 Nonconforming Use

A use of land, buildings, structures or equipment on a parcel or lot which does not conform with the land use regulations governing the parcel or lot but is a legal use by virtue of its existence prior to adoption of applicable land use regulations.

3.127 Open Space Preserve

An area set aside for the preservation, protection and restoration of open space which may or may not be used by the general public but restricted with respect to future development.

3.128 Public or Community Water or Sewer

A water or wastewater treatment system serving two or more lots or parcels of land and maintained by a public entity, such as a special district, or a private individual or organization in accordance with the provisions of state law and Mariposa County Code.

3.129 Public or Private Shooting Ranges

An area or site utilized for target practice, competition or other types of rifle, pistol or shotgun firing on a scheduled or unscheduled basis by a club, organization or general public. This definition shall not apply to an area or site on which a property owner or resident fires a pistol, rifle or shotgun for their own personal recreation.

3.130 Public Street

A public street shall mean a federal or state highway, county road or street or private road with an easement of public record. Wherein such highway, road or street is constructed in an area without benefit of an easement of public record, a public street shall mean an area thirty feet perpendicular from the approximate center of an improved portion of a highway, road or street in either direction.

3.131 Precise Plan

A plan describing specific uses, densities, improvements and implementation programs for the development of an area or site to a standard approved by the Planning Commission. A precise plan may be a Planned Development Zone Application.

3.132 Specific Plan

A plan prepared by or at the direction of the County of Mariposa for a town planning area or other area where specific land use policies and standards are prescribed as defined by Government Code Section 65451 and required by the Mariposa County General Plan Land Use Element.

3.133 Town Planning Area (TPA)

An unincorporated community within the County of Mariposa which is designated as a town planning area (TPA) on the land use map of the Mariposa County General Plan.

3.134 Recreation, Commercial

Commercial recreational activities such as campgrounds, hunting preserves, shooting ranges, boat docks, recreational vehicle parks, ski resorts and similar tourist recreation facilities excluding race tracks, off road vehicle race ways, and similar vehicular uses.

3.135 Recreation, Non-Commercial

Recreational pursuits such as non-commercial hiking and horseback trails, wildlife preserves, picnicking, parks, nature study areas, public historical exhibits of a non-commercial nature, playgrounds and other similar recreational pursuits.

3.136 School, Private

An educational institution or facility which provides educational services and is operated by a private individual or organization. A private school shall include all educational institutions or facilities which are not defined as a public school. Examples of a private school include, but are not limited to, nursery/preschools, parochial schools, and private elementary and secondary schools. Private schools shall not include teaching within a residential structure of family members who reside in the same residence.

3.137 School, Public

An educational institution or facility which provides education services and is operated by a public agency. Public schools shall not include boarding schools or other types of educational activities which provide residential facilities for temporary or permanent use by students.

3.138 Stables and Corrals

An area or site where cattle and horses are maintained in an enclosure of less than 10,000 square feet per animal or an area or an enclosure where horses or cattle are fed regularly by means other than grazing. Stables and corrals shall not include pens and loading structures used for the loading and unloading of livestock.

3.200 LAND USE ELEMENT CONCERNS

The land use policies, goals and standards of the Mariposa County General Plan are based upon the following concerns:

1. The preservation, protection, and, where appropriate, promotion of development of natural resources in water, minerals, timber, and soils.
2. A reasonable degree of protection and preservation of wildlife and scenic resources.
3. The protection, monitoring and development of resources for public recreation in scenic and historic areas, hunting and fishing areas, lakes and waterways, forests and wilderness, and community open spaces.
4. The strengthening of the economic and employment opportunities of Mariposa County through encouragement of appropriate commercial and light industrial activity, protection and expansion of agriculture and forestry, and local processing of raw materials.
5. The promotion of safe and sanitary building sites for all segments of the population--present and future.
6. The encouragement of water development, transportation, and other projects supportive to the accomplishment of the General Plan.
7. The provision and maintenance of high quality rural and community services and facilities for public health and safety, educational, cultural, and recreational benefits.
8. Density standards which reflect the constraints imposed by limited potable water resources.

3.300 LAND USE OVERALL GUIDING POLICY

The Overall Guiding Policy of the Mariposa County General Plan Land Use Element is as follows:

"TO PROMOTE A BALANCED AND FUNCTIONAL MIX OF LAND USES CONSISTENT WITH COMMUNITY VALUES, PROVIDING GUIDANCE TO PUBLIC AND PRIVATE INVESTMENT, TO REFLECT OPPORTUNITIES AND CONSTRAINTS AFFECTING LAND USE AS IDENTIFIED IN OTHER ELEMENTS OF THE MARIPOSA COUNTY GENERAL PLAN THROUGH THE ESTABLISHMENT OF AN OVERALL LAND USE PLAN FOR THE COUNTY OF MARIPOSA".

The Goals of this Element are:

- A. To establish minimum site standards to preserve, protect, and promote development of the County's natural resources.
- B. To set policies and standards that can be utilized by the County to provide a reasonable degree of protection for wildlife and scenic resources.

- C. To establish clear policies for the development of the County's natural recreational resources.
- D. To establish site standards and adopt procedures that provide for commercial and industrial development based upon suitability of access, terrain conditions, utility availability, and compatability with adjoining uses.
- E. To establish site standards and adopt procedures that provide for clean, safe, sanitary, and economical building sites for the present and future residents of the County.
- F. To set forth policies and programs that will encourage the development of basic transportation, sewage and water systems necessary and desirable for implementing the Mariposa County General Plan.
- G. To plan development in a manner and style that will promote the availability of sufficient County revenues to provide cost effective public services.
- H. To provide the basis for coordinating land use and resource policy with federal agencies having land use management responsibilities in Mariposa County, as well as neighboring County and municipal jurisdictions.
- I. To establish clear policies that will encourage the private sector economy.

3.400 LAND USE ELEMENT POLICIES

The following policies shall be considered immediately in effect for purposes of implementing the Mariposa County Land Use Element of the General Plan. All land use categories discussed in this section are specifically described in Exhibit 3-A with respect to location.

3.401 Town Planning Areas

- A. Throughout the County of Mariposa, there are 11 established communities, designated as Town Planning Areas (TPA), that serve the purposes of providing basic services, centers of commercial activity, and population concentration. These communities are listed alphabetically as follows:

- | | |
|-------------------|-----------------|
| 1. Bear Valley | 7. Fish Camp |
| 2. Bootjack | 8. Greeley Hill |
| 3. Mt. Bullion | 9. Hornitos |
| 4. Catheys Valley | 10. Mariposa |
| 5. Coulterville | 11. Wawona |
| 6. El Portal | |

- B. These town planning areas (TPAs) shall be subject to the following land use policies:
 - 1. The town planning areas shall be considered centers of service, commerce, industry and population.

2. Specific land use policies shall be developed for each TPA indicating the location of low density residential, multi-family residential, commercial, and industrial land use; such specific land use policies shall be developed and implemented as appropriate and necessary to insure orderly growth within each TPA.
3. Maximum feasible citizen participation shall be encouraged throughout the development and implementation of specific land use policies within the TPAs.

3.402 Rural Areas

- A. The following land use categories are to be considered appropriate for the rural areas of the County:

1. Rural Residential	"RR"
2. Industrial Mining	"IM"
3. Public Sites	"PS"
4. Agricultural Exclusive	"AE"
5. Mountain General	"MG"
6. Mountain Home	"MH"
7. Mountain Transition	"MT"
8. Mountain Preserve	"MP"
9. Public Domain	"PD"
10. Open Watershed Conservation	"OWC"
11. Open Scenic Conservation	"OSC"
12. General Forest	"GF"

- B. The above described land use classifications, as described and located elsewhere in this section, shall be considered adequate to provide for the long term development needs of the County.
- C. Specific zoning establishing lower density (larger minimum lot size) or use standards shall be found in conformance with the Mariposa County General Plan Land Use Element where such standards are desirable or necessary for purposes of establishing development preserves.
- D. All subdivisions, zoning and special use permits shall be required to conform with the goals, policies, and standards contained in all elements of the Mariposa County General Plan.
- E. Rural land use designations and development policies may be applied within TPAs where it is found to be desirable or necessary for purposes of preserving or protecting public health and safety.

A. Home Enterprises

Home enterprises on a parcel of land shall be considered as a permitted use in the RR, MH, MT, MG, GF, MP, and AE land use classifications, subject to the following:

1. On site sales shall be limited to the sale of products fabricated or produced on site or merchandise that is sold as a secondary enterprise and is related to the primary enterprise;
2. The on-site use has no more than one (1) employee per acre up to twenty (20) employees and is operated by permanent residents;
3. The use and its principal activities are conducted primarily within structures or dwellings;
 - a. No outdoor storage and no more than 10% of the total business activity is conducted outside;
 - b. The exterior use and any supporting activities or facilities are located at least fifty feet from all external property lines, streets, roads, or other public right of ways;

B. Rural Home Industry

Rural Home Industry is a permitted use in the same zones as listed in Home Enterprise above except RR. These are trades or industries of a limited character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke or odor. Excludes any use the normal operation of which causes objectionable noise, odor, dust, or smoke to be emitted, radiated, or carried beyond the boundaries of the property on which the operation is located. Rural Home Industries are subject to the same standards specified for a Home Enterprise, with the following exceptions and additional conditions:

1. If a parcel has both a Home Enterprise and a Rural Home Industry, an aggregate of no more than one (1) employee per acre up to twenty (20) employees is permitted.
2. Storage of supplies or materials may take place outside of a structure or dwelling provided such storage is not visible from external property lines, streets, roads or other public right of way fronting on the property or site.
3. The use and all supporting activities or facilities are located at least fifty feet from all external property lines, streets, roads, or other public right of ways.
4. Junk yards, wrecking yards, or vehicle dismantling facilities are excluded as permitted uses under the category of rural home industry.

Conditional Commercial, Industrial or Recreational Uses

Where a specific commercial, recreational or industrial use is requested in a land use designation which is not specifically listed as permitted or prohibited, a conditional use permit may be approved provided the following findings can be made:

1. The proposed use or uses are determined to be compatible with the development policies of the land use designation in which it is located.
2. The proposed use or uses are not a substantial detriment to adjoining land use classifications and existing uses in the area.
3. The proposed use or uses will not create a nuisance, or will not be significantly detrimental to health, safety, peace, and comfort of present residents or future residents of the area.
4. The proposed use or uses will not have more than a minimal detrimental effect on the property values in the area.
5. The proposed use or uses are logical and desirable at the proposed site.
6. The proposed use promotes and complements the goals, policies and standards of the Mariposa County General Plan and contributes to the orderly development of the area for which the use is proposed.

D. Commercial, Industrial or Recreational Zoning

Based upon studies to determine suitability and desirability, commercial, recreational or industrial zoning may be found appropriate in a specific land use classification provided that the findings in 3.403-C can be made in addition to the following:

1. The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.

E. Exclusive Residential Zoning

Specific land use district use regulations notwithstanding, based upon specific studies and expressed area resident desires, specific areas within most land use districts can be zoned for exclusive residential uses, however home enterprises shall be deemed a permitted use in every case.

F. Modification of Standards

Specific Zoning, as provided above, may modify the standards of any land use classification to such a degree as to achieve the purpose of the specific zone.

- G. Planned Development or Mobile Home Park Zoning. Specific land use district regulations may be modified through specific zoning for planned development or mobile home parks based upon studies and findings listed in subsection "C" above.

3.500 LAND USE ELEMENT STANDARDS

The following land use standards shall apply to all land use categories described in Section 3.402-A.

3.501 "RR" Rural Residential

A. General Description

The "RR" Classification, as designated on the Mariposa County Land Use Map, is applied to lands best suited to rural residential development uses of a moderately high density located adjacent to or near town planning areas (TPAs) or in isolated rural areas where existing community sewer and/or water systems have been developed.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprises, agriculture, public schools, public parks, and other public facilities including volunteer fire department facilities, and Public Utility Transmission and distribution lines, towers, poles and substations, and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches and private schools except as permitted by Section 3.603(E)(

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than two and one half (2 1/2) acres in gross area.

3. Density

One single family residence per two and one half (2 1/2) acres.

3.502 "MT" Mountain Transition

A. General Description

The "MT" Classification, designated on the Mariposa County General Plan Land Use Map, is applied to lands with diverse development potential, as opposed to other classifications within which development policies are necessarily specific, to allow primarily for unique circumstances or needs within an area.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprises, rural home industry, agriculture, public schools, parks and other facilities including volunteer fire department facilities; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size:

No parcel of real property in the MTZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action, or other conveyance where any one (1) of the parcels so created will be less than twenty (20) acres or one-half of one legal quarter-quarter section in gross area.

3. Density

One single family residence per twenty (20) acres or one-half of a legal quarter-quarter section.

3.503 "MH" Mountain Home

A. General Description

The "MH" Classification, designated on the Mariposa County Land Use Map, is applied to land best suited for moderate residential densities based upon suitability of terrain, location adjacent to population centers and service areas. This land use classification is provided to accomodate the major portion of the rural homesite growth of the County.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprises, agriculture, rural home industry, public schools, public parks, and other public facilities including volunteer fire department facilities, and Public Utility Transmission and distribution lines, towers, poles and substations, and those other uses specified by Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches; and Mineral or construction material processing, quarrying or aggregate processing shall be allowed by Use Permit issued for one year. The permit shall be renewed if conditions are met and the site is maintained in accordance with the Surface Mining Act, Mariposa County Code and Water Quality Control Board standards and renewal of the Use Permit does not significantly interfere with residential uses. Processed, stock-piled material can be removed after Permit to Process has expired provided that terms of the reclamation plan are met. Private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than five acres in gross area.

3. Density

One single family residence per five acres.

3.504 "MG" Mountain General

A. General Description

The "MG" Classification, designated on the Mariposa County Land Use Map, is applied to lands characterized by terrain that is less suitable for high or moderate residential densities or intense use or is remote from established service centers. Due to the requirement for larger parcel sizes, diverse uses are possible with minimum potential for use conflicts within this classification.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprise and rural home industry, agricultural uses, public and private schools, public parks and other facilities including volunteer fire department facilities; non commercial recreation; mining and mineral processing in accordance with surface mining regulations; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches, membership or public parks and camps which require no permanent facilities, guest ranches, hunting clubs, public stables and riding trails, private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than forty acres or one legal quarter quarter section in gross area.

3. Density

Two single family residences per forty acres or a legal quarter quarter section.

3.505 "GF" General Forest

A. General Description

The "GF" Classification as designated on the Mariposa County Land Use Map, is applied to lands under private ownership located primarily within the boundaries of National Forest lands best suited for low density residential, timber management, agriculture and mining.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprise, rural home industry, unlimited agricultural uses, public parks and other public facilities including volunteer fire department facilities; sustained yield timber management, mining and mineral processing in accordance with surface mining regulations; non-commercial recreation; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches, employee housing; membership or public parks and camps which require no permanent facilities; guest ranches, hunting clubs, public stables and riding trails; private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than forty acres or a legal quarter quarter section in gross area.

3. Density

Two single family residences per forty acres or a legal quarter quarter section.

3.506 "MP" Mountain Preserve

A. General Description

The "MP" Classification, designated on the Mariposa County Land Use Map, is applied to lands as characterized by terrain that is suitable for extremely low density residential development due to terrain and lack of accessibility. These lands are under private ownership which are within or adjacent to publicly owned lands, with brush and grass cover and some timber. Due to the larger parcel sizes, diverse uses are possible with minimum potential for use conflicts within this classification.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprises, rural home industry, unlimited agricultural uses, public schools, public parks, other facilities including volunteer fire departments, mining (excluding mineral processing), sustained yield timber management, milling or mineral processing when in conformance with mineral or construction material processing site standards as described in Section 3.606, (except where it is adjacent to a higher density land use classification, a 1000 ft. setback is required) and non-commercial recreation, and Public Utility Transmission and distribution lines, towers, poles and substations, private schools except as permitted by Section 3.603(E)(9).

b. Conditional Uses

Other uses may be permitted subject to the provisions set forth in Section 3.403 C.

c. Prohibited Uses

There are no prohibited uses except mobilehome parks within the "MP" Land Use Classification.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 160 acres or a legal quarter section in gross area.

3. Density

One single family residence per 160 acres or a legal quarter section. Employee housing in connection with a commercial operation will require a use permit.

3.507 "AE" Agricultural Exclusive

A. General Description

The "AE" Classification as designated on the Mariposa County Land Use Map is applied to land considered to be the most desirable land to be maintained for agricultural use for the purpose of preserving the agricultural industry of Mariposa County as a viable economic activity.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include unlimited agriculture, low density residential including a second single family dwelling for the use of family members or employees, all agricultural uses, quarters for farm labor or servants employed on the premises, accessory building and accessory uses including barns, stables, farm equipment and other out buildings, home enterprises, rural home industry when operated in conjunction with a bonafide agricultural activity, public schools, public parks and other public facilities including volunteer fire departments, mining and mineral processing in accordance with surface mining regulations and mineral or construction material processing site standards contained in Section 3.606, and feed lots and slaughter houses with a 1500 foot setback from state highways and adjacent higher density land use classifications or property lines, and Public Utility Transmission and distribution lines, towers, poles and substations.

b. Conditional Uses

Private schools except as permitted by Section 3.603(E)(9). Other uses may be permitted subject to the provisions set forth in Section 3.403 C.

c. Prohibited Uses

Motorcycle, vehicular racing or other similar uses, mobile home parks, recreational vehicle parks or campgrounds, industrial or manufacturing (except home industry or home enterprise) uses, commercial recreation or tourist service facilities except commercial hunting clubs, dude or guest ranches, riding clubs, stables or animal boarding facilities and similar activities when operated in conjunction with a bonafide agricultural activity.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 160 acres or a legal quarter section in gross area.

3. Density

One single family residence or, in accordance with permitted use standards above, per 160 acres or a legal quarter section.

C. Agricultural Advisory Committee

1. An Agricultural Advisory Committee shall be appointed by the Board of Supervisors comprised of representatives of the agricultural community in a manner to be established by County Policy Resolution.

The Mariposa County Farm Advisor may be an ex-officio advisory member of the committee.

2. The recommendation of the Agricultural Advisory Committee shall be obtained prior to the inclusion of any land to the "AE" classification or the removing of any land presently in the "AE" classification as shown on the Mariposa County Land Use Map.
3. The committee shall review each action described above and may, if necessary, inspect the property in question and determine if the property is bonafide agricultural land appropriate for "AE" classification.

3.508 "IM" Industrial Mining

A. General Description

The "IM" Classification, as designated on the Mariposa County Land Use Map, is applied to land areas where mining operations have been developed on a large scale. This classification is applied to land having significant mineral resources.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include industrial mining subject to the California State Surface Mining and Reclamation Act and Health and Safety provision of state law and County Code; residential, grading; public utility transmission and distribution lines, towers, poles, and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Employee Housing

c. Prohibited Uses

All other uses are prohibited.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 20 acres or one half of a legal quarter quarter section in gross area.

3. Density

One single family residence per 20 acres or one-half of a legal quarter quarter section.

3.509 "PD" Public Domain

A. General Description

The "PD" Classification as designated on the Mariposa County Land Use Map, is applied to lands under public ownership primarily by the U. S. Forest Service or Bureau of Land Management outside of the boundaries of the federal preserve known as Yosemite National Park.

B. Development Policy

Due to the regulations governing public lands and limited land use authority over such lands by the County of Mariposa, development policies for these lands shall be set forth as follows:

1. Primary Uses

The primary uses of lands designated as "PD" shall be sustained yield timber management, harvesting and associate activities, grazing and other agricultural uses, mining and mineral processing, non-commercial recreation, hydrogeneration and other similar uses. Wilderness and similar uses proposed for these lands shall be reviewed in accordance with the above primary uses and Federal policy or contemplated policy evaluated accordingly. In all instances motorcycle raceways, or cross country courses or similar vehicular uses are to be restricted within "PD" lands where such activities create a nuisance to adjacent or abutting private landholdings or interfere with the above listed primary uses.

2. Ownership Transfers

When, in the event that a Federal or other public agency, transfers land to a private individual or non-public entity the above described use policies shall govern until such time as the site or land thus transferred is reclassified to another land use category in accordance with state law and County procedure. Until such reclassification is approved by the County, development proposals, subdivision applications or use proposals not described above shall be considered inconsistent with this land use category and cannot be approved.

3.510 "PS" Public Sites

A. General Description

The "PS" Classification, as designated on the Mariposa County Land Use Map, is applied to lands under Federal, state, or other government agency ownership, not under the control and administration of the U. S. Forest Service, Bureau of Land Management or part of the Yosemite National Park Federal Preserve, used primarily for a public purpose.

B. Development Policy

1. Inasmuch as lands designated "PS" are under public ownership, uses and other development policies are limited to public uses such as solid waste disposal sites, sewer treatment facilities, governmental administrative sites and miscellaneous public purpose facilities.
2. All uses of "PS" lands require County of Mariposa approval unless such approval authority is not consistent with the provisions of state and Federal law applicable to subject areas.
3. Within the "PS" Classification areas utilized as solid waste disposal sites or solid waste collection sites shall be designated "WPS" and areas utilized for public sewer treatment sites shall be designated as "SPS".

3.511 "OWC" Open Watershed Conservation

A. General Description

The "OWC" Classification is an overlay land use, as designated on the Mariposa County Land Use Map, is applied to lands utilized or proposed to be utilized as a watershed for a public or community surface water supply.

B. Development Policy

1. Overlay Land Use

The "OWC" Classification is an overlay land use classification to be used in conjunction with other or "primary" land use classifications.

2. Uses

Primary land use classification use standards notwithstanding, the only permitted uses in an area designated as "OWC" are single family residential, home enterprises, limited agriculture, public parks and other similar non-intensive uses or open space uses.

3. Minimum Parcel Size

Primary land use classification minimum parcel size notwithstanding, no parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than ten acres except where larger parcel sizes are required in a primary land use classification in which instance the minimum parcel size standards of the primary land use classification shall apply.

4. Density

Primary land use classification density standards notwithstanding, unless higher densities are required, one single family residence per ten (10) acres.

C. Improvement Standards

For the purposes of insuring adequate protection of water quality within an area designated as "OWC", the following improvement standards shall be required on all building permits, use permits, variances, or subdivision proposals:

1. Lands located within an "OWC" classification are designated as "erosion hazard areas" in accordance with provisions of County Code with respect to grading.
2. All development proposals will require approved percolation tests.
3. No septic system may be installed unless such septic system is installed on a specific location wherein an approved percolation test has been conducted in accordance with County Code.

D. Amendment Policy

The OWC must follow legally definable lines, and as a result, may include land that lies outside the physical watershed. However, it is desirable to have the OWC encompass only the actual physical watershed, therefore, it may be necessary to periodically modify the OWC.

Therefore, wherever it can be proven that a parcel, or part of a parcel, lies outside the watershed, the OWC shall be modified to exclude that parcel or part of a parcel.

The burden of proof is upon the applicant and shall consist of an engineered survey of the watershed line and any information deemed necessary by the Planning Director. Also, whenever a lot line adjustment or land division is completed where the watershed becomes a surveyed line, the OWC shall be modified to follow the actual watershed boundary. Once the watershed becomes a surveyed line, the County shall initiate an amendment to reflect the modification of the OWC. The development policy and improvement standards of the OWC shall not apply to those lands outside the watershed during the land division or lot line adjustment application process.

For purposes of this section, the Stockton Creek OWC is defined as the physical watershed of that portion of Stockton Creek north of Highway 49, except that tributary which runs along Stockton Creek Road.

3.512 "OSC" Open Scenic Conservation

A. General Description

The "OSC" Classification is an overlay land use as designated on the Mariposa County Land Use Map, is applied to lands of scenic quality which provides views of mountain landscapes for the enjoyment of residents and visitors to the County.

B. Development Policy

1. Overlay Land Use

The "OSC" Classification is an overlay land use classification to be used in conjunction with another, or "primary", land use classification.

2. Specific Zoning and Site Standards

Upon designation, as prescribed in the scenic highways element (Section 10.000) of the Mariposa County General Plan, site standards shall be established for areas designated as "OSC" or portions of said classification.

3.513 Yosemite National Park

Federally owned land located within the boundaries of Yosemite National Park are subject to Federal regulations and the policies, provisions and standards of this element shall not apply.

3.600 LAND USE ELEMENT IMPLEMENTATION PROGRAM

The following policies shall be utilized to clarify the land use element standards contained in Section 3.500 and/or supplement the standards contained therein.

3.601 Density

- A. Wherein a density standard is established in a specific land use classification, that standard is to apply to a parcel in accordance with the provisions of the Subdivision Map Act. Parcels established for purposes of assessment may not be parcels but merely a single parcel with two or more assessors parcel numbers.
- B. The density standards contained in a land use description does not restrict the construction of at least one single family unit on a parcel of land even though the parcel for which a permit is applied for does not contain the minimum acreage required in the land use category density standard.
- C. A parcel of land containing more than the minimum acreage called for in the density standard of an applicable land use classification may be issued more than one single family residential building permit on the basis of one permit for each multiple of the minimum density unit contained in a parcel (i.e. a fifteen acre parcel, in the 5 acre minimum "MH" Classification, may have three single family permits issued to the parcel).
- D. A division of land shall not be approved on a parcel of land where such division results in the establishment of a parcel with more than the permitted number of single family units as set forth in the density standard of the applicable land use classification.
- E. Nothing in this section is to be interpreted as precluding the construction of multi-family units on a parcel of land provided that the number of units constructed is consistent with the density standard of the applicable land use classification (See Section 3.601 C above) and in the event that such multi-family units involves construction of three or more attached dwelling units, such construction shall require Planning Commission review to determine consistency of proposal with established policy.
- F. Density standards shall apply to residential uses exclusively. Density standards shall not apply to commercial or industrial uses provided a residential use is not established on the subject parcel or lot.

3.602 Minimum Parcel or Lot Size

- A. Minimum parcel or lot size shall apply to all proposals or actions which will result in the creation of a parcel or lot or the modification of the dimensions or land area of a parcel or lot. Minimum

- lot size may be waived by the Planning Commission or Board of Supervisors where the created or modified parcel or lot is intended to be utilized for non-residential purposes provided enforceable restrictions are placed on the parcel or lot to preclude its use for residential purposes. For purposes of utilizing this provision, non-residential purposes shall mean a public use such as a park, playground or other public facility, commercial or industrial uses exclusively.
- B. The minimum parcel or lot size set forth in a land use classification shall not preclude the requirement for larger parcel or lot sizes on proposals resulting in the creation or modification of a parcel or lot where, in the determination of the Planning Commission or Board of Supervisors, larger acreages are necessary due to terrain or other site considerations or standards contained in the Mariposa County General Plan or such other applicable provisions of County Code or state law.
 - C. Where in a proposal to modify the boundaries of one or more parcels of property and when one or more of these parcels do not meet minimum parcel or lot size standards of the applicable land use district or classification, the Planning Commission may approve such boundary modification provided such modification will result in the improvement of the circumstances and or design of both parcels or lots, under no other circumstance can a boundary modification proposal be approved wherein such modification will result in the creation of a substandard parcel or lot.
 - D. No variance shall be granted, under any circumstance, for reducing the minimum lot or parcel size unless otherwise provided in this land use element.

3.603 Use Standards

- A. Uses listed as permitted within any land use classification may be established provided all other applicable County Code requirements are adhered to.
- B. All uses not specifically listed as permitted or prohibited shall require an approved conditional use permit in all instances prior to the establishment of a new use on a subject parcel of land unless such use policies are modified through specific commercial, industrial or other zoning.
- C. No use listed as prohibited shall be established by permit or otherwise on a subject parcel of land unless said use is legally existing prior to application of use regulations of this section. For purposes of regulation, all prohibited uses established in accordance with the above provisions shall be deemed as non-conforming use.
- D. A nonconforming use established prior to the effective date of this Title, or prior to any subsequent amendment which creates such nonconforming use, may be continued, expanded and maintained, including necessary repairs, consistent with the following provisions:

1. Nonconforming uses may be expanded through approval of a site plan application. However, under no circumstances shall the expansion exceed a fifty (50) percent increase in square footage. Notwithstanding anything to the contrary contained herein, if a proposed expansion would result in increasing the density above the maximum allowed by this plan, the expansion shall be denied. In addition, an application shall not be approved if a determination is made that the expansion will constitute a public or private nuisance or will be objectionable by reason of noise, odor, smoke, dust, light, vibrations, traffic, or drainage.
2. A nonconforming use may be changed to another nonconforming use of a similar or less intensive use. Whenever a nonconforming use has been changed to a less intensive use, or to a conforming use, such use shall not thereafter, be changed to a more intensive use.
3. Continuation of a nonconforming use may include a change of ownership, tenancy or management where the previous line of business or other function is substantially unchanged.
4. If the use of a building or premises does not conform to the land use regulations of the zone in which it is located, and that use is discontinued for a period of thirty-six (36) consecutive months, any subsequent use of the building or premises shall conform to the regulations of the zone in which it is located.
5. When a building or other structure, which does not conform to the provisions of this Title is damaged or destroyed, it may be restored or rebuilt to accommodate its original use. Such restoration or rebuilding shall conform to the existing building requirements.

E. Other provisions of this element notwithstanding:

1. The harvesting and sales of firewood harvested on site is a permitted use activity in all land use classifications.
2. Agriculture and grazing may be permitted in all districts. Animal husbandry and the production of crops, plus the sale of agricultural products. Notwithstanding anything to the contrary contained herein, it shall be a violation of this Title for any landowner, tenant, or person in possession or control of land in Mariposa County to conduct any agricultural use, horticultural use, viticultural use, silvicultural use, or agricultural enterprise, including but not limited to, grazing, animal husbandry, production of crops, or sale of agricultural products, on land in Mariposa County, in such a manner as to constitute either a private or public nuisance.
3. Utility transmission and distribution lines, towers, and poles are permitted in all districts. Substations may be considered subject to Planning Commission review.

4. Public schools, parks and other public facilities such as fire departments are permitted uses in the RR, MH, MT, MG, GF, MP, and AE Zones.
5. Portable sawmills and portable planing mills for the milling and planing of timber harvested on-site.
6. Accessory buildings or structures.
7. Loading and unloading facilities.
8. On-site parking.

3.604 Mobilehome Parks

Unless otherwise provided through specific zoning, the following standards shall apply to mobile home parks.

- A. Mobilehome parks may be allowed, subject to obtaining an approved conditional use permit in each case, in any rural land use category where they are not specifically identified as a prohibited use. Mobilehome parks may be allowed within a town planning area subject to specific land use policies and regulations of the applicable town planning area.
- B. Other provisions of this element notwithstanding, the following standards shall apply to all mobilehome park proposals:

1. Density

A mobilehome park proposal will require a minimum of one and one-half (1 1/2) acre per unit on a parcel of land. A mobilehome park proposal shall have no fewer than twenty-five units nor may a proposal stage the development of a mobilehome park where less than 25 units are established in the initial stage.

2. Applicability of Other Regulations

All mobilehome park proposals shall conform to all other applicable provisions of County Code and State law.

3. Design Considerations

Mobilehome park proposals should be designed to provide maximum setbacks, as practical, from adjacent property lines for the purpose of minimizing use and density conflicts with surrounding properties.

3.605 Planned or Cluster Development and Preservation of Open Space

- A. Planned or cluster development proposals may be allowed subject to obtaining approved planned unit development zoning in Rural Residential (RR) Mountain Home (MH) or Mountain Transition (MT). Planned or cluster development proposals shall be considered a prohibited use in all other rural land use classifications. Nothing in this provision should be interpreted to preclude clustering of residential lots in any land use district provided that the minimum density, as established through parcel or lot size standards, is maintained through some form of open space common ownership restrictions on the subject subdivision site.
- B. Planned or Cluster development shall include, but not limited to, multi-family or apartment units, common wall, condominium, mobilehome or detached residential unit subdivisions and mobile home parks.

C. Planned or cluster development standards are as follows:

1. Density

- a. A planned or cluster development proposal will require a minimum of two and one-half (2 1/2) acres per unit unless community or public water and sewer is existing or will be provided for in the development proposal.
- b. Where a planned or cluster development project is proposed in an area with existing or proposed community or public water and sewer service as set forth above, density will be subject to Planning Commission approval based upon the availability of public services, sewer and water capacity of the community water and sewer system and physical site characteristics.

2. Consistency

Any planned or cluster development proposal shall conform to all applicable provisions of state law and County Code and be consistent with the applicable provisions of the Mariposa County General Plan.

D. The Planning Commission may recommend and the Board of Supervisors approve a planned or cluster development proposal where one or more of the following findings can be made:

1. The proposal promotes the preservation of open space and the protection of areas exhibiting development constraints.
2. The proposal supports or accomplishes the goals and objectives of the Mariposa County General Plan Housing Element.
3. The proposal results in improving the residential environment of the area through the provision of better public roads, fire protection, water and sanitation facilities.

3.606 Mineral or Construction Material Processing Site Standards

A. Minimum Setback Required

Processing may not be established on a site that is less than five hundred feet from an adjacent property line, unless otherwise approved under the provisions of a conditional use permit. Minimum setback requirements may be waived by the Planning Commission where a processing plant is located within either the "MP" or "AE" land use districts. The Planning Commission shall require adjacent property owner notification prior to waiving any setback requirements as provided above.

B. Soundproofing Required

All crushing, classifying or similar processing that results in the creation of excessive or unusual noise levels for an area shall be conducted within a structure equipped with soundproofing material or by other means, if necessary, to reduce the effect of noise on an adjacent dwelling, structure or property.

C. Excessive Traffic

Activities associated with a processing operation shall not result in the creation of traffic that has a substantial adverse effect on adjacent property or within the immediate area or is likely to result in a rapid deterioration of streets and roads affected by the processing operation.

D. Nothing in this section should be construed to be in conflict with the applicable Surface Mining regulations of Federal and state law and County ordinance.

3.607 Structure Location

A. Setbacks: No new buildings or structures exclusive of driveways shall be erected within a setback area. Additions to existing buildings or structures, where such building or structure encroached within a setback area, may not be closer to the property boundary than one-half the width of the setback requirement or closer to the property boundary than any part of the existing structure, which ever constitutes the lesser encroachment.

B. Setback Standards: Unless otherwise prescribed, all land use districts shall be subject to the following setback standards:

1. Public Street Frontage Setback - There shall be a front yard of not less than fifty-five feet from the centerline of a public street.
2. Other Setback- There shall be a setback of not less than 25 feet or 10% of the lot width, which ever is less, from any property line or parcel boundary line.
3. The Planning Commission may issue a variance for all the lots including certain existing subdivisions located in the county and where the above setback standards create an unusual hardship for many lot owners within the subdivision as a class.
4. Livestock stables, barns, corrals or pens or cages used for the raising and keeping of small animals, shall not be located within a setback area.

- C. Setback Areas, Restricted Uses: No other buildings, structures, wells, septic systems or other improvements or disabled motor vehicles, except necessary highway and traffic signs, permitted signs, rural mail boxes, fences, gates, or public utility lines shall be erected, altered, or planned within the area bounded by the lot lines and setback line. Disabled motor vehicles shall not remain in the setback area more than 24 hours. Loading structures can be located within the front setback of a parcel of land in the "AE", "MP", "MG", "IM", and "GF" land use districts and may be located in the front setback of other land use districts subject to Planning Commission review and approval.
- D. Maintenance of Setback Areas: Any required setback area shall be kept clean and free from debris or refuse, and shall not be used for the storage or display of equipment, products, vehicles, or any other materials or structures.
- E. Accessory Building Location: No detached accessory structure or accessory building except a private garage where such accessory structure requires a building permit shall be erected, structurally altered, or placed on a lot so that any portion of the structure or any roofed or enclosed portion of the building is closer than 10 feet to the principal building on the lot.
- F. Distance Between Buildings on the Same Lot: Except for multiple family dwelling units and similar types of structures utilizing common wall construction techniques, there shall be a minimum of twenty-five feet between buildings and structures used for the purposes of human habitation including mobilehomes. This provision shall not apply to secondary residences constructed above a garage.
- G. Carports and Sheltered Parking: Front setback areas may be utilized for carports or parking shelters within five feet of a street or road easement provided that:
 - 1. The subject site is above 3000 feet in elevation,
 - 2. The carport or parking shelter structure has no enclosing walls above four feet from ground level and is for the exclusive use of property owner or resident for purposes of vehicular parking.

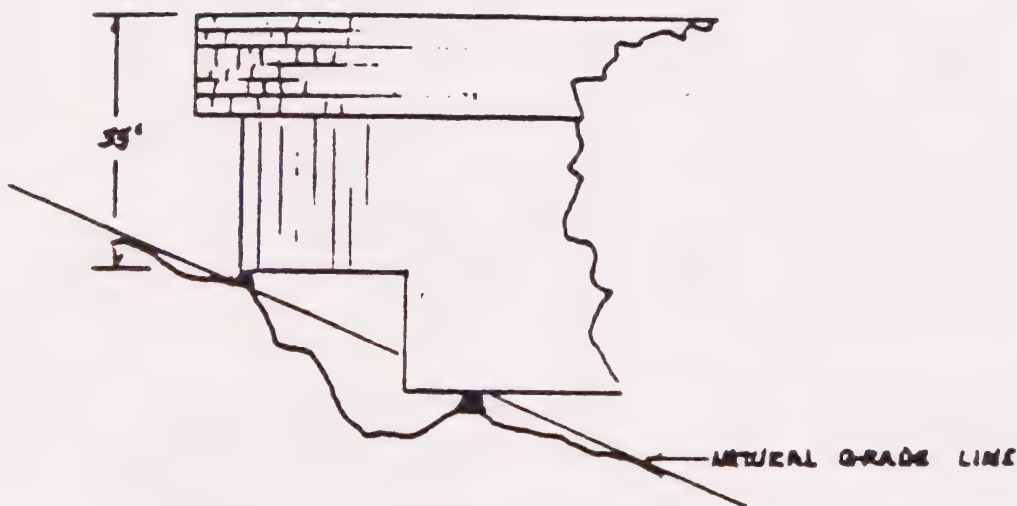
3.608 Structure Height

- A. Maximum Height Restricted: In any land use district, no building or structure shall be erected, placed, or structurally altered to a height in excess of 35 vertical feet above natural grade except as provided below (B and C).
- B. Exceptions: The following shall be excepted from the Structure Height Regulations of all land use districts, except that such heights shall not exceed those permitted in the Airport District:
 - 1. Chimneys and flues.

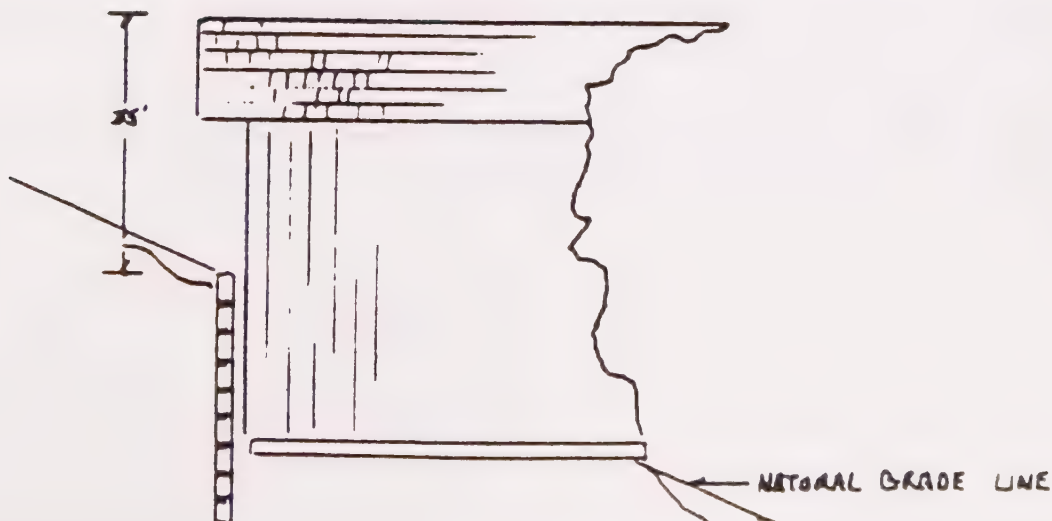
2. Accessory farm buildings, but not to exceed 60 feet in height.
 3. Subject to the approval of the Planning Commission: cooling towers, elevators, fire towers, monuments, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, and necessary mechanical appurtenances over 45 feet in height from ground level.
 4. Height restrictions shall not apply to broadcasting towers, aerials, t.v. antennas, windmills, or public utility transmission and distribution poles and towers.
- C. Increase Permitted: The maximum height of any structure may be increased by not more than 10 feet, providing all required offsets and setbacks are increased by one foot for each foot which such building exceeds the height limit of the land use district in which it is located.
- D. For purposes of calculating height limits, natural grade shall be from the uphill side of building or structural boundary shall be utilized as described in example "A" and "B" below.

Examples of Complying Buildings:

EXAMPLE "A"



EXAMPLE "B"



3.609 Secondary Residences

- A. Specific density standards of this element notwithstanding, within the rural areas (outside of town planning area) of the County, one secondary residence will be permitted on an established parcel of land. Within town planning areas, secondary residences may be permitted in accordance with provisions of an approved specific plan in accordance with Section 3.131 and 3.401 B-2 of this element.
- B. Secondary residences in rural areas of the County shall be permitted subject to the following conditions:
 - 1. A secondary residence shall be constructed in accordance with the provisions of the Uniform Building Code and other applicable regulations.
 - 2. The secondary residence shall conform with all structure location and height requirements of this land use element.

3.610 Land Use Element Implementation

- A. This element of the Mariposa County General Plan is developed in such a manner as to set forth standards for the use of land to a degree that would minimize the necessity for specific zoning. To this end, and for the purpose of implementing the provisions of this element, it is intended that this element of the Mariposa County General Plan be adopted by ordinance and codified within the Mariposa County Code.
- B. Where it is deemed appropriate that an area be zoned for commercial recreational or industrial use, as set forth in Section 3.403 D of this element, such an area may be zoned in accordance with zoning provisions of Mariposa County Code and specific regulations, as set forth in this element, shall not apply unless specifically incorporated by reference.
- C. Within areas designated as a Town Planning Area (TPA) where specific land use policies have not been developed in accordance with the provisions of Section 3.401 B (2), the land use regulations of the Rural Residential (RR) land use category shall apply as an interim land use policy. This interim land use policy shall remain in effect until such time as it is necessary or convenient to develop and adopt specific land use policies for the TPA.
- D. Subdivision maps shall be required to conform to all applicable requirements of state law to include, but not limited to, the Solar Rights Act and the incorporation of solar design features in tentative subdivision maps.

- E. The Planning Department shall develop and maintain an inventory of each of the eighteen planning areas described in Section 6.000 of Document III. This inventory shall include, but shall not be limited to, the number of improved and unimproved parcels, development potential by land use classification, population and growth estimates. This inventory shall serve as the basis for annual reports on General Plan implementation as required by law.

3.611 Land Use Element Implementation Standards

- A. Any project proposed in accordance with the provisions of Section 3.403 C, D and E of this element shall conform to all applicable county policies and regulations and applicable provisions of State law to include, but not limited to the following:
1. Title 5 of the Mariposa County Code, Business Taxes, Licenses and Regulations.
 2. Title 8 of Mariposa County Code, Health and Safety.
 3. Title 9 of the Mariposa County Code, Public Peace, Morals and Welfare.
 4. Title 10 of Mariposa County Code, Vehicles and Traffic.
 5. Title 12 of Mariposa County Code, Streets, Sidewalks and other Public Property.
 6. Title 13 of Mariposa County Code, Water and Sewer.
 7. Title 15 of Mariposa County Code, Buildings and Construction.
 8. Title 16 of Mariposa County Code, Subdivisions.
 9. Title 17 of Mariposa County Code, Zoning.
 10. Title 18 of Mariposa County Code, Miscellaneous Land Use Regulations.
 11. All applicable county policies and standards adopted pursuant to the above referenced code sections such as Sanitation and Road Construction Standards, Firesafe Guidelines, etc.
- B. For purposes of making such findings as required under Section 3.403 C and D of this element, information as developed through environmental review (as required by State law and County policy) shall be utilized. Such review to address, but not limited to, the following topics:
1. Earth to include unique geologic or physical features, erosion, and hazards.
 2. Air to include emissions, ambient air quality, odor, or particulate matter.

3. Water to include absorption rates, runoff, flooding, surface water quality and subsurface quantity.
4. Plant Life with respect to rare and endangered species.
5. Animal Life with respect to rare and endangered species and deterioration of critical habitat areas.
6. Noise to include noise compatibility levels.
7. Light and Glare to include compatibility with adjacent uses.
8. Land Use to include compatibility with existing and proposed use of an area.
9. Natural Resources to include the depletion of natural resource or the effect on future utilization of a natural resource.
10. Risk such as explosion or upset or the release of hazardous substances.
11. Population such as dislocation or alteration of existing or planned growth.
12. Transportation and Circulation such as parking, movement of goods or people or traffic hazards.
13. Public Services such as fire protection, police protection, schools, parks, maintenance of public facilities and the provision of other general public services.
14. Aesthetics such as scenic areas and compatibility with adjacent development.
15. Cultural Resources such as historic or prehistoric sites, structures, buildings or objects.

3.700 LAND USE CLASSIFICATION BOUNDARIES

The following sections are set forth for the purpose of describing land use district boundaries, providing procedures for clarifying boundary descriptions and establishing effect of district descriptions.

3.701 Land Use District Maps

- A. All land located within the boundaries of the County of Mariposa, a political subdivision of the state of California, is subject to the land use policies described in this chapter.
- B. Within the County of Mariposa, land use districts are established as listed in Section 3.401 (Town Planning Areas) and Section 3.402 (Rural Areas) and within these districts such specific regulations as described in Sections 3.400 through 3.600 shall apply.

- C. The number, shape, area, locations and boundaries of land use districts are established by such map entitled "Mariposa Land Use Map" and amendments thereto, which is maintained in the Mariposa County Planning Office.
- D. The regulations of this land use element governing the use of land and buildings, the height and distances between buildings, the size of yards about buildings, the subdivision of land or creation of a parcel or lot by any means and other matters set forth in this land use element are hereby established and declared to be in effect upon all land located within the boundaries of the County of Mariposa.

3.702 Land Use Boundary Amendments

Any change in the number, shape, area, location, or boundary or any change affecting the use, density or development standards within a land use district or districts, shall be processed in accordance with Mariposa County Code.

3.703 Interpretation of Land Use District Boundaries

Where uncertainty exists as to the boundaries of the aforesaid districts as adopted and made a part hereof, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries by reference to all available pertinent data and maps. In making such determination, unless the context otherwise indicates, the following rules shall apply:

- A. Where boundaries approximately follow streets, alleys or highways.

Where any district boundary is indicated as approximately following the center line or right-of-way line of any street, alley or highway, the centerline of said street, alley or highway shall be construed to be the boundary of said district.

- B. Where boundaries approximately follow lot lines.

Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries.

- C. Where boundaries approximately follow section lines, half section lines, quarter section lines or other legally describable portions of a legal section or projected section.

Where any district boundaries are indicated as approximately following a legally definable section, half section, quarter section, quarter-quarter section or other divisible portion of an established section or projected section line, such lines shall be construed to be the boundary of said district.

- D. Submerged areas not included in district.

All areas within the unincorporated area of the county which are under water and are not shown as included within any district shall be subject to all of the regulations of the district which immediately adjoins the submerged area.

- E. Vacation of public ways

Whenever any street, alley or other public right-of-way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

3.800 WASTE DISPOSAL FACILITIES AND FLOOD AREA

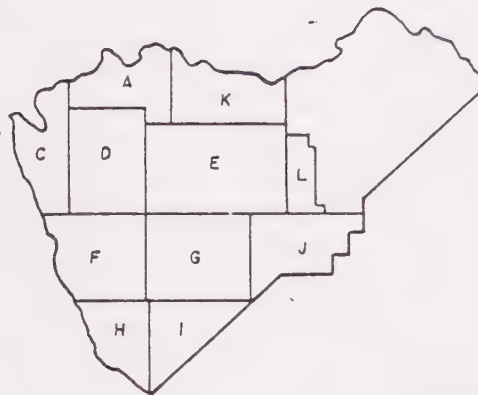
- A. State law requires that a land use element designate solid and liquid waste disposal facilities and sites. Within the Mariposa County land use map, sewage treatment facility sites are identified by the reference signal "SPS" and solid waste facility sites by reference symbol "DPS".
- B. Specific flood area designations are contained in the Safety Element of the Mariposa County General Plan. Such flood area designations are based upon the Housing and Urban Development Department Flood Prone and Flood Hazard maps of the County. The original maps of these areas are available for public inspection and are maintained by the Mariposa County Planning Office.

EXHIBIT 3-A

MARIPOSA GENERAL PLAN

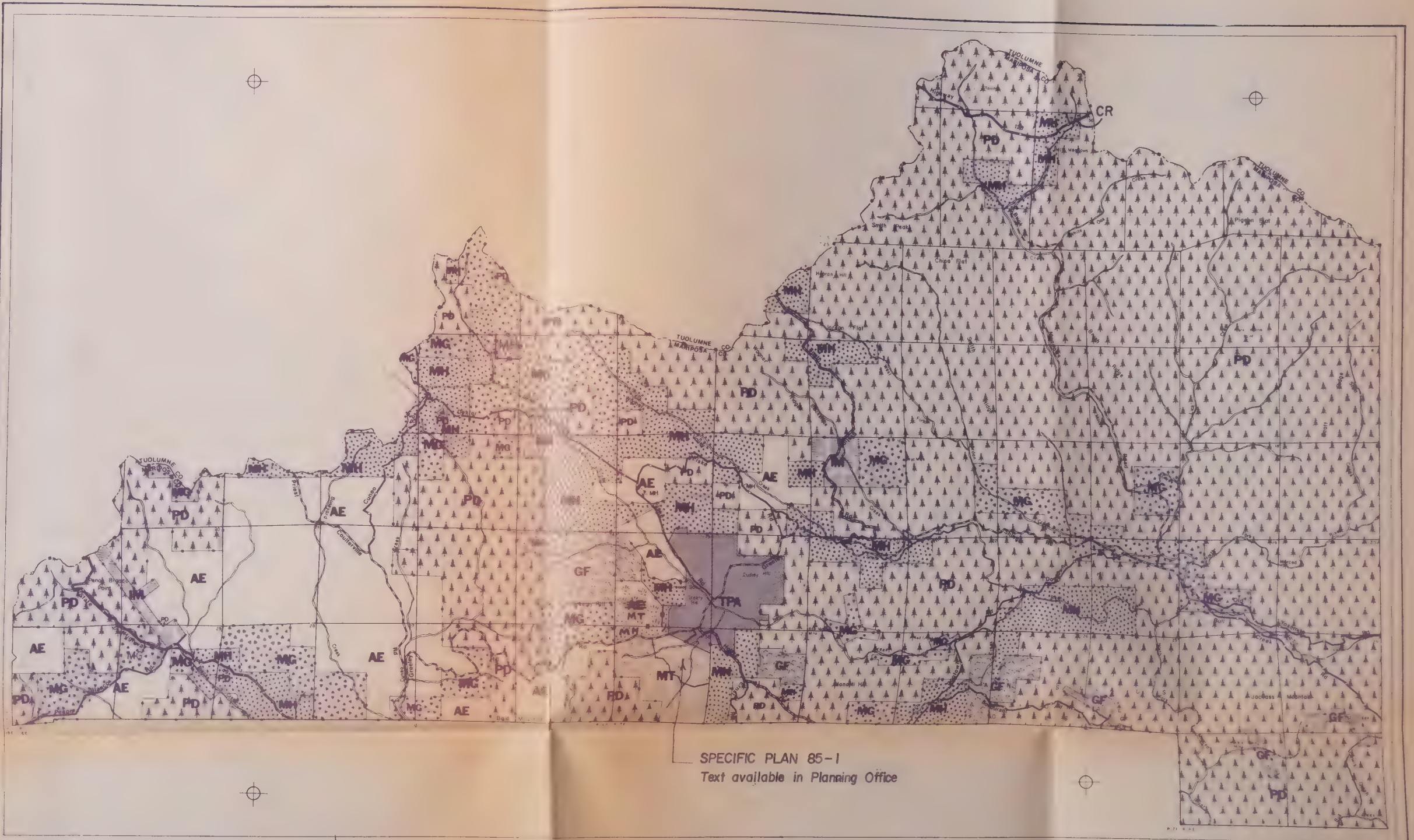
LAND USE MAPS

INDEX:



LEGEND:

	"RR"- Rural Residential · 2½ acre min.
	"MT"- Mountain Transition · 20 acre min.
	"MH"- Mountain Home · 5 acre min
	"MG"- Mountain General · 40 acre min.
	"GF"- General Forest · 40 acre min.
	"MP"- Mountain Preserve · 160 acre min.
	"AE"- Agricultural Exclusive · 160 acre min
	"IM"- Industrial Mining · 20 acre min.
	"PD"- Public Domain · No Parcel Size
	"PS"- Public Sites · No Parcel Size
	"OWC"- Open Watershed Conservation · Overlay District
	"OSC"- Open Scenic Conservation · Overlay District
	"TPA"- Town Planning Area
	"CR"- Commercial Resort
	"CN"- Commercial Neighborhood
	"CG"- Commercial General



SPECIFIC PLAN 85-1
Text available in Planning Office

Greeley Hill Region
Including Greeley Hill & Buck Meadows

SCALE
0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000



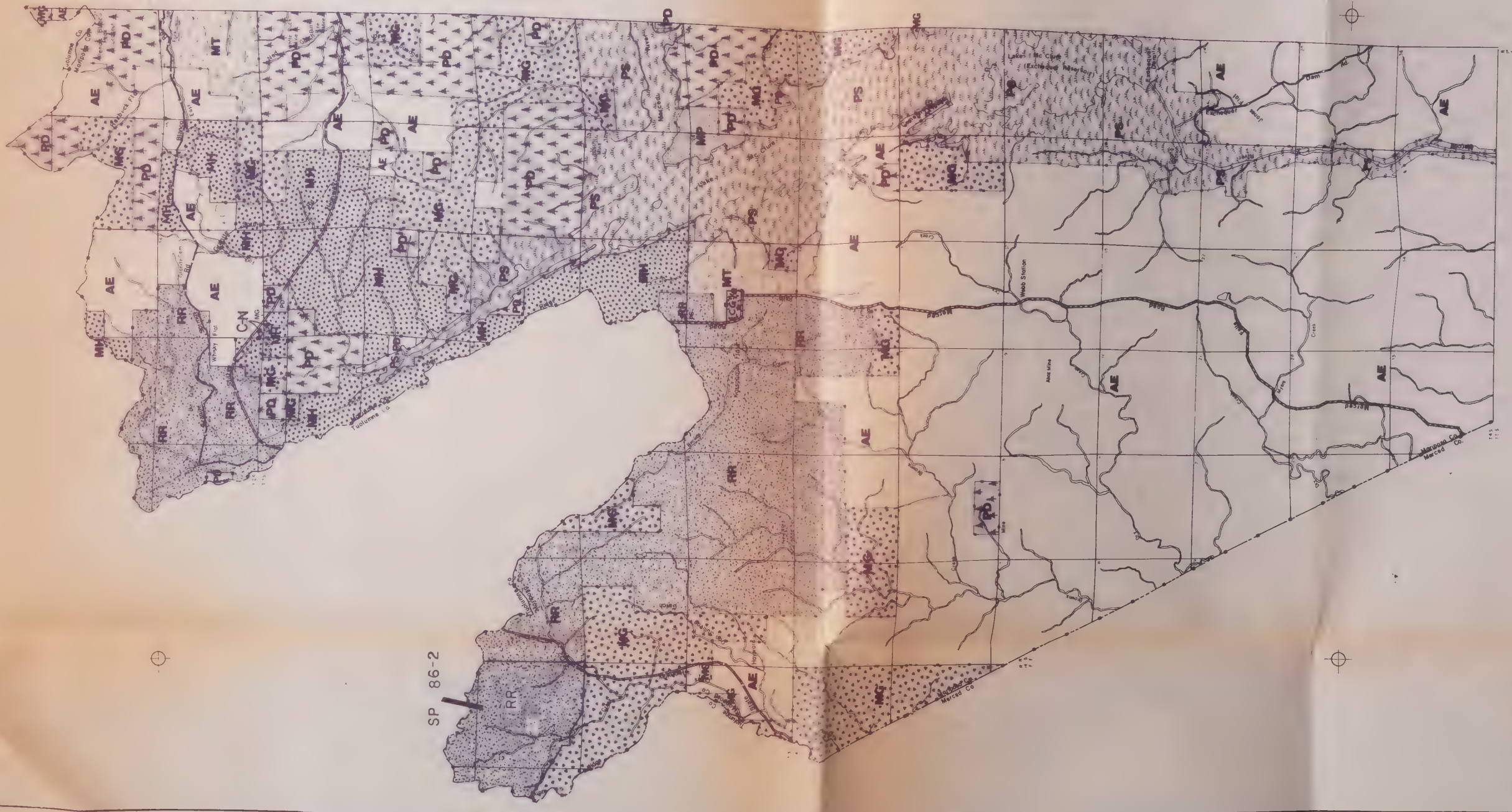
MARIPOSA COUNTY

LAND USE DISTRICTS BASE MAP

ARTERIAL
COLLECTOR
MINOR
ALL OTHER ROADS
STATE HIGHWAYS

Revision reflects amendments approved by
Res. No. 65-10

REVISION
DATE
APPROVED
BY
DATE
BY



SP 86-2

Don Pedro Region

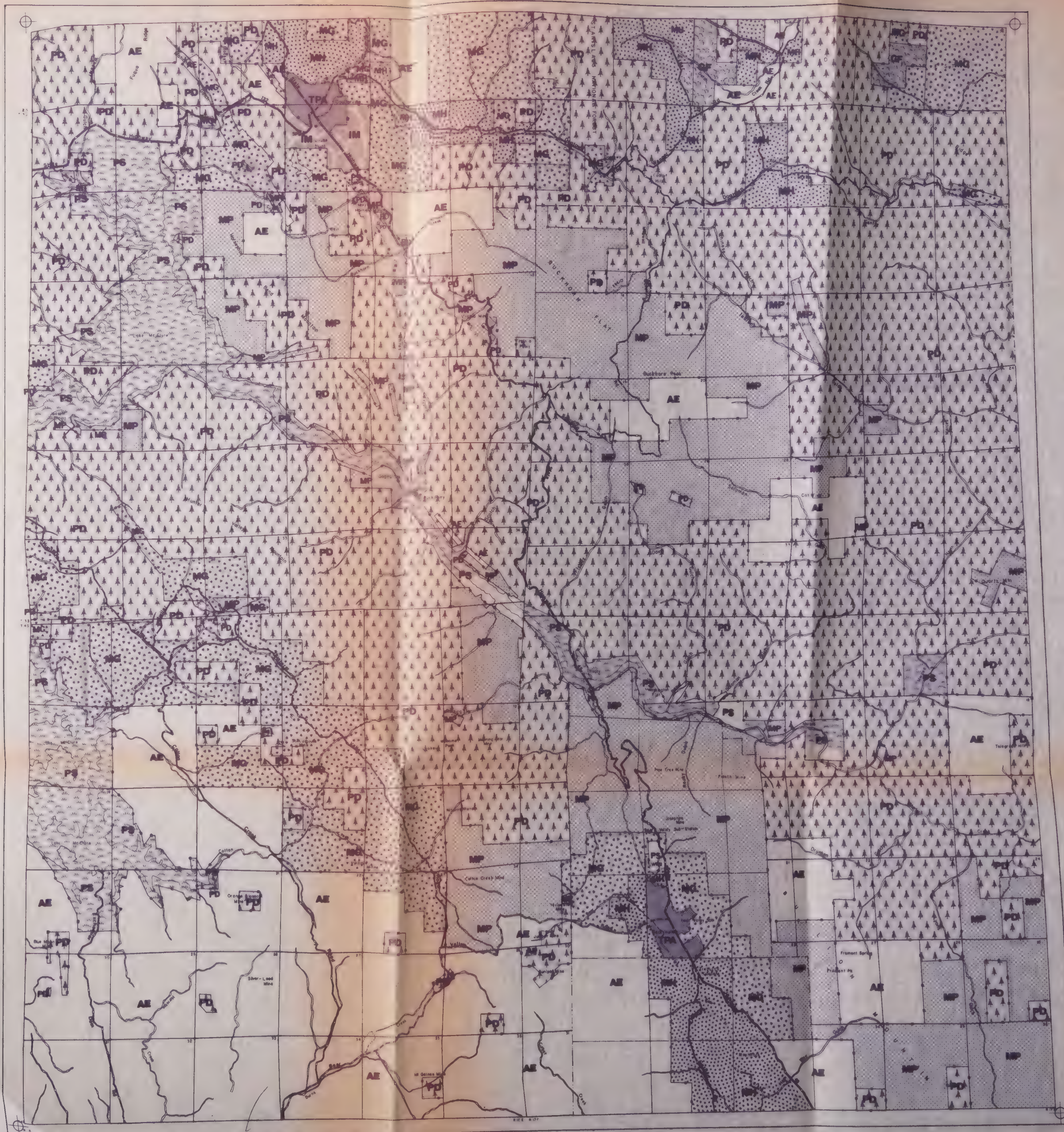


MARIPOSA COUNTY



LAND USE DISTRICT BASE MAP 6.

<p>LEGEND</p> <p>STATE HIGHWAY</p> <p>ALL OTHER HIGHWAYS</p> <p>RAILROAD</p> <p>WATER</p> <p>UNIMPROVED ROAD</p> <p>IMPROVED ROAD</p> <p>STATE HIGHWAY</p>	<p>LEGEND</p> <p>STATE HIGHWAY</p> <p>ALL OTHER HIGHWAYS</p> <p>RAILROAD</p> <p>WATER</p> <p>UNIMPROVED ROAD</p> <p>IMPROVED ROAD</p> <p>STATE HIGHWAY</p>
--	--



Hunters Valley Region
Including Coulterville & Bear Valley

SCALE

MARIPOSA COUNTY

LAND USE DISTRICTS BASE MAP

LEGEND

ROAD SYSTEM

- ARTERIAL
- COLLECTOR
- MINOR
- ALL OTHER ROAD
- STATE HIGHWAYS

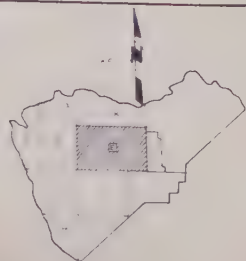
REVISIONS

REVISION NO.	DATE	BY
1	10/10/19	120
DRAWN BY: KEN TRUBING		

Revisions reflect amendments approved by Res. No. 03-155



Merced River Canyon Region
Including Madones & El Portal



MARIPOSA COUNTY

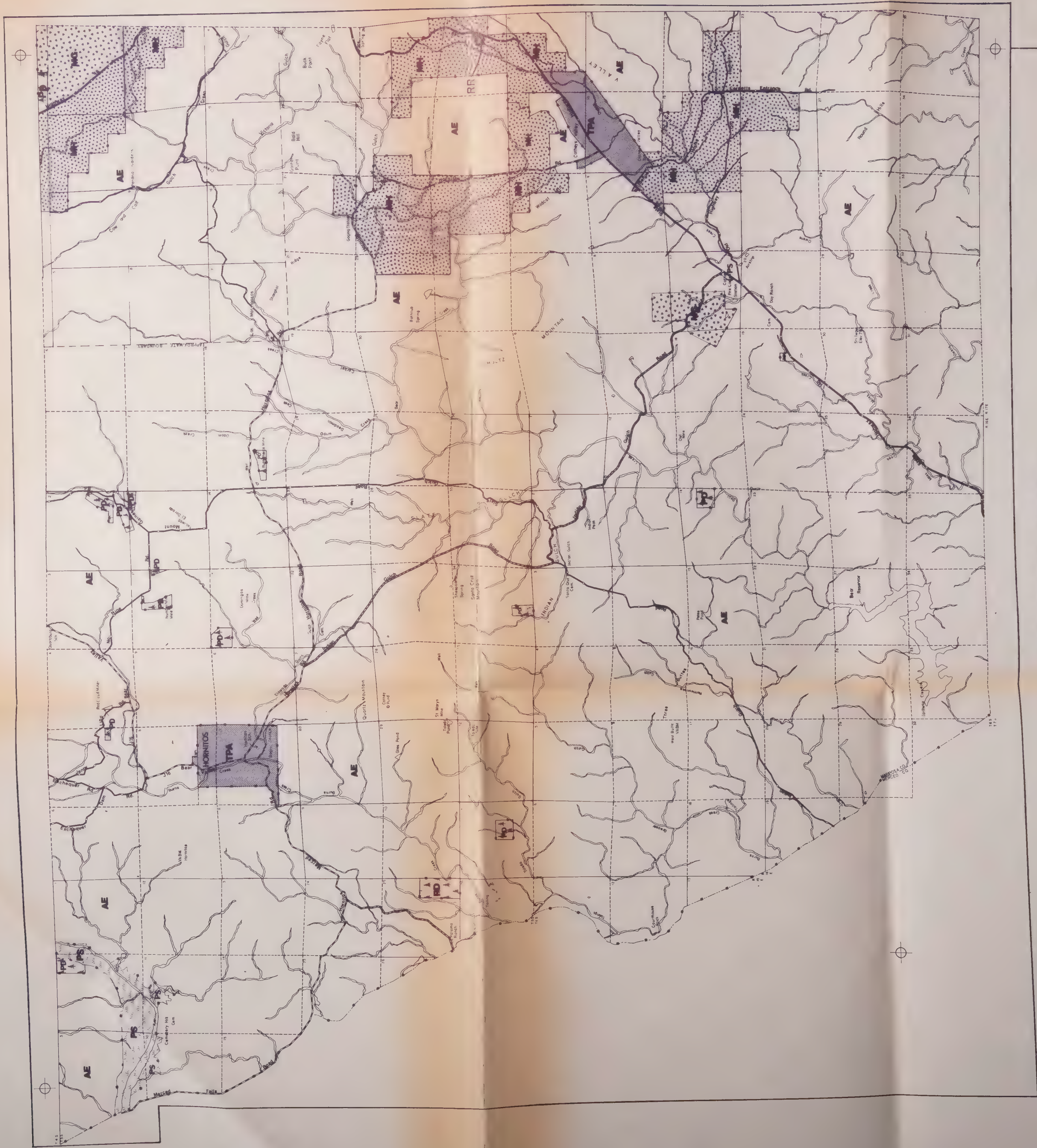
LAND USE DISTRICTS BASE MAP



- NATIONAL
- FEDERAL
- STATE
- COUNTY
- TOWN
- CITY
- VILLAGE
- CENSUS ROUTE
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- CITY ROAD
- VILLAGE ROAD
- CENSUS ROUTE

DATE	1980
BY	1/20
FOR	1/20
BY	1/20

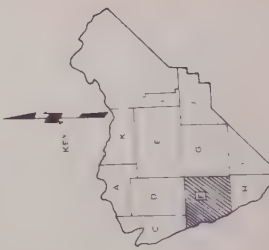
Revision reflects amendments 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Carthays Valley Region
Including Carthays Valley & Hornitos

MARIPOSA COUNTY

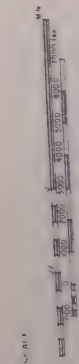
LAND USE DISTRICTS BASE MAP



LEGEND

ROAD SYSTEM

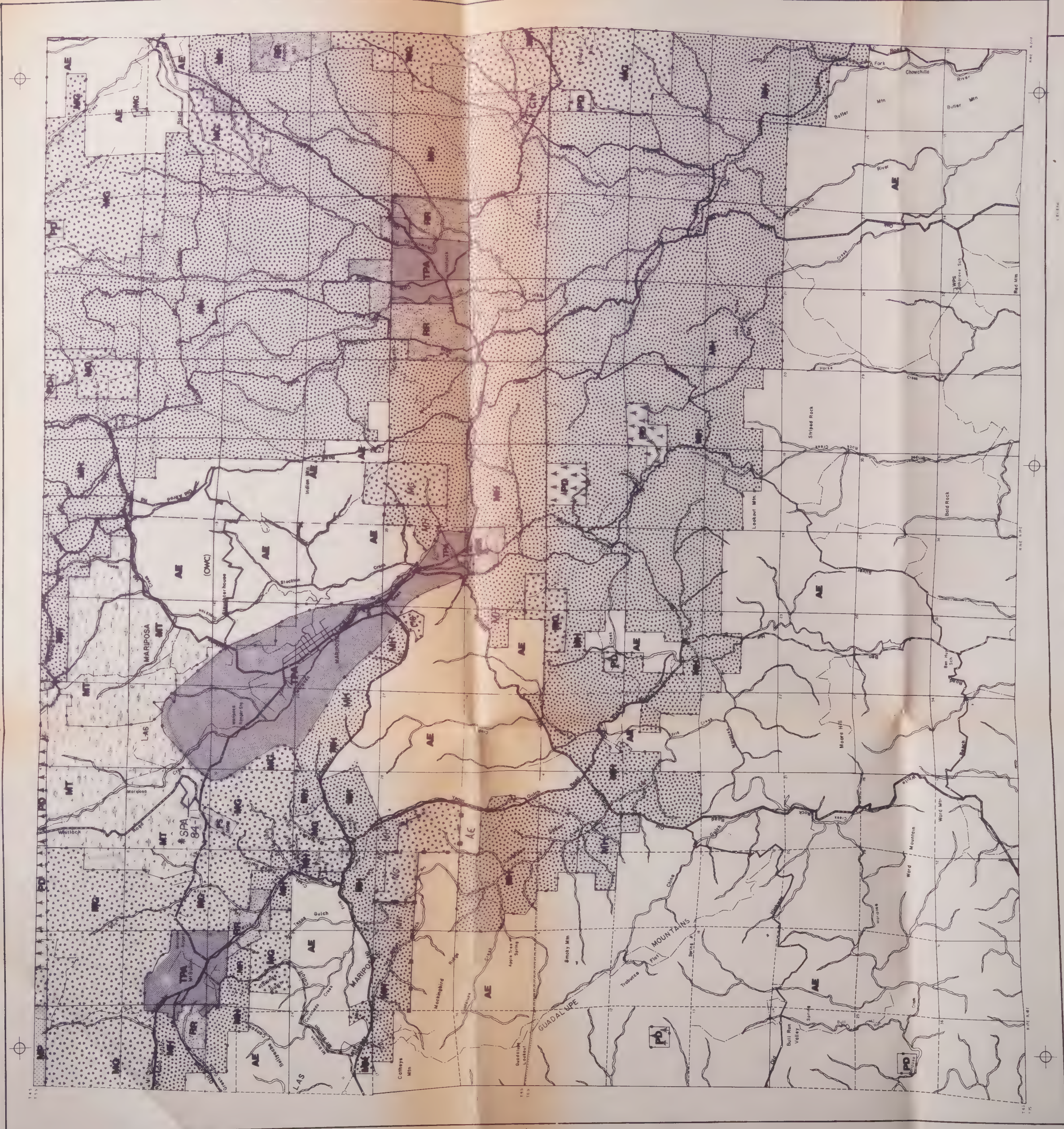
- ARTERIAL
- COLLECTOR
- MAJOR
- ALL OTHER ROADS
- STATE HIGHWAYS



Revised and corrected by Map No. 100-100

REVISIONS
REVISION 100-100
DATE: JUNE 1960
BY: J. L. JONES
FOR: MARIPOSA COUNTY

SPECIFIC PLAN 84-1
* Text available in Planning Office



Mariposa Region
Including Mariposa, Mt Baldy & Yosemite

MARIPOSA COUNTY

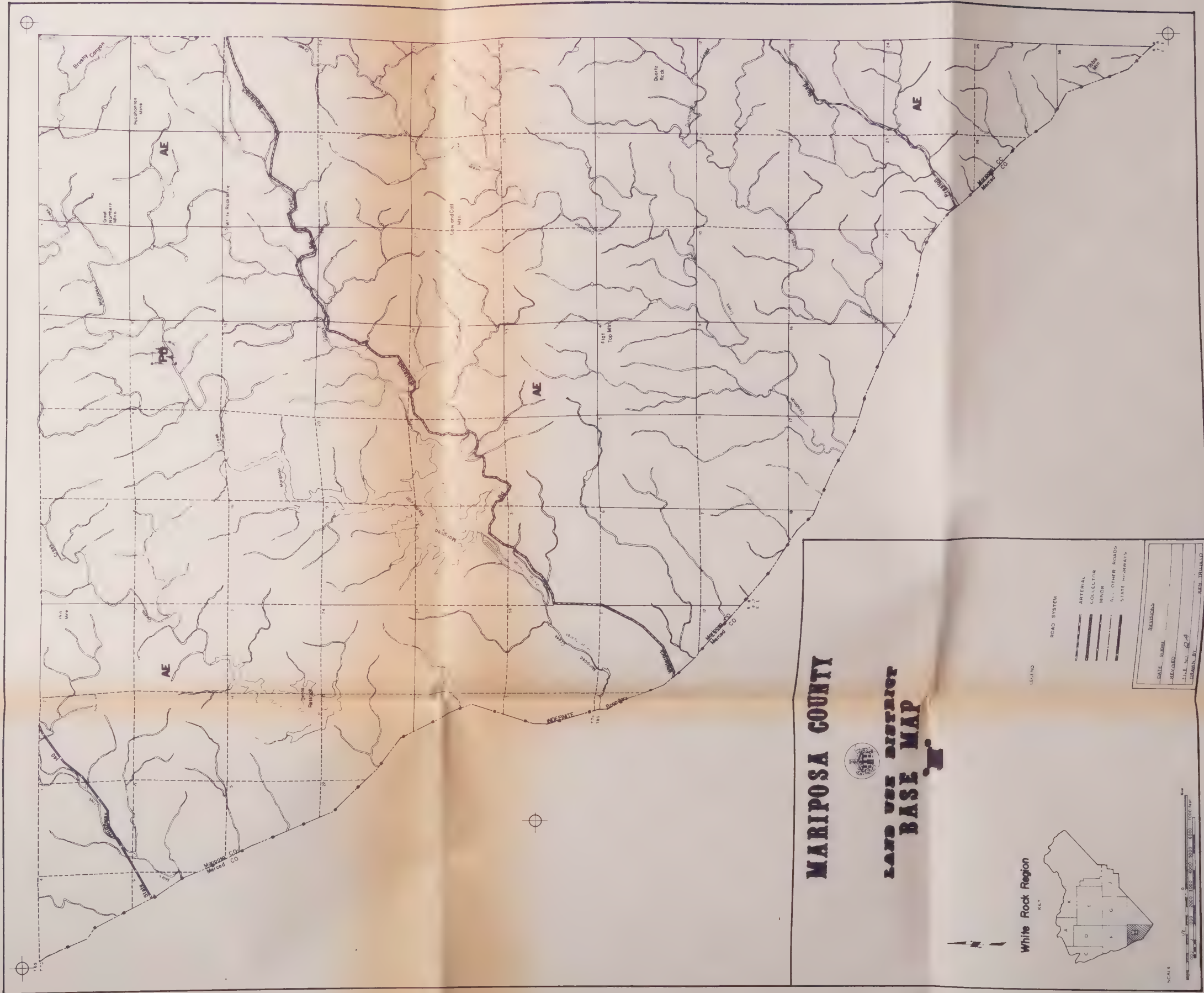


LAND USE DISTRICTS
BASE MAP



DATE	10/1/84
BY	10/1/84
FOR	10/1/84
REVISION	10/1/84
APPROVED	10/1/84
REVISION	10/1/84
APPROVED	10/1/84
REVISION	10/1/84
APPROVED	10/1/84

Region maps prepared by Map No. 83-153





MARIPOSA COUNTY

LAND USE DISTRICTS BASE MAP '81



KEY



Green Mountain Region

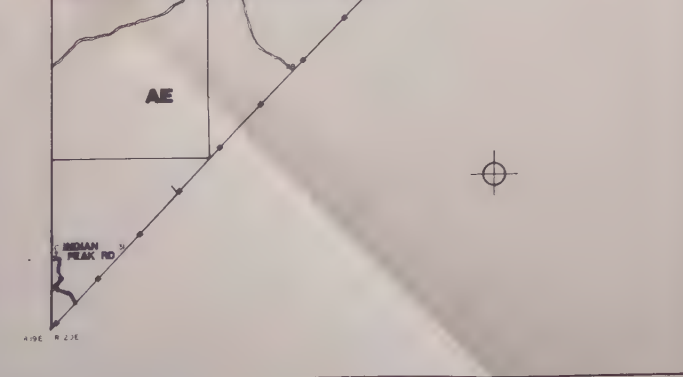
LEGEND

ROAD SYSTEM

- ARTERIAL
- COLLECTOR
- MINOR
- ALL OTHER ROADS
- STATE HIGHWAYS



REVISIONS	
DATE	8/28/81
REVISION	
FILE NO.	
DRAWN BY	KEN TRUBELLO



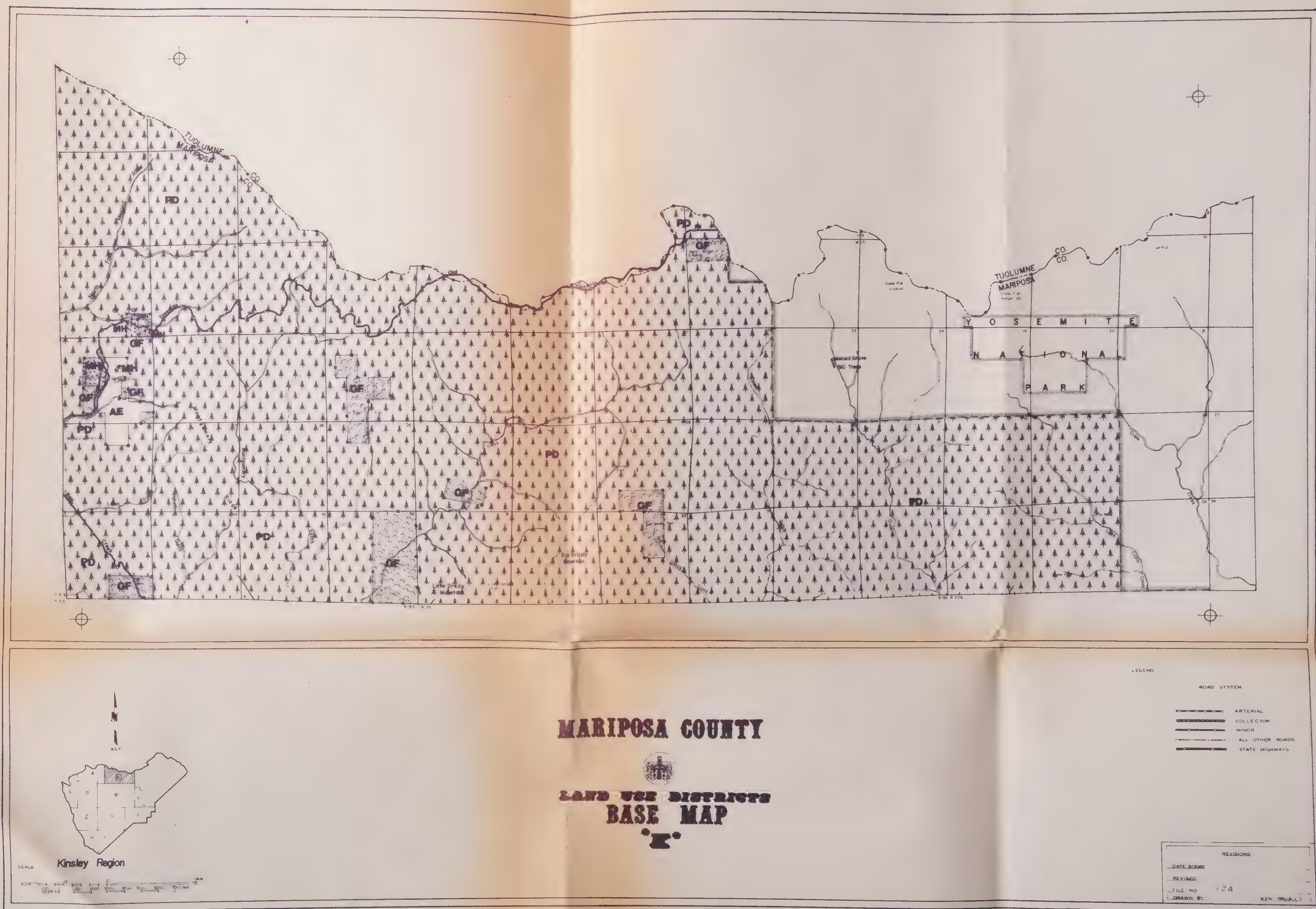
MARIPOSA COUNTY

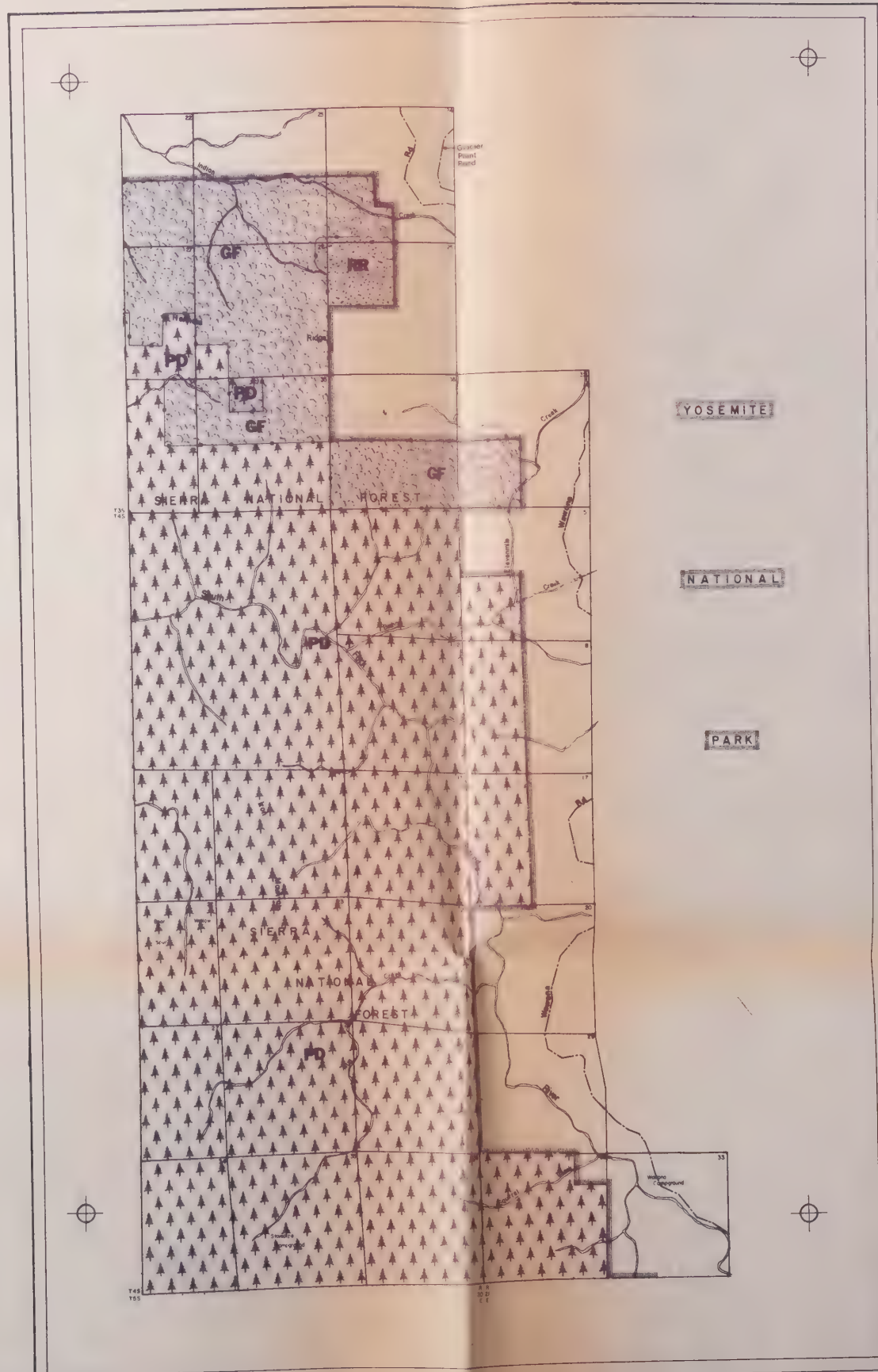
LAND USE DISTRICTS BASE MAP

- LEGEND
- ROAD SYSTEM
- ARTERIAL
 - COLLECTOR
 - MINOR
 - ALL OTHER ROADS
 - STATE HIGHWAYS

REVISIONS	
DATE	REVISION
10/1/58	REVISED
FILE NO.	DRAWN BY
	KEN TRIMBLE

Revision reflects amendments approved by Res. No 83-65





YOSEMITE

NATIONAL

PARK

Yosemite West Region

MARIPOSA COUNTY

LAND USE DISTRICTS BASE MAP

LEGEND

ROAD SYSTEM

- ARTERIAL
- COLLECTOR
- MINOR
- ALL OTHER ROADS
- STATE HIGHWAYS

REVISIONS

DATE 8/30/88

REVISED

FILE NO. 104

DRAWN BY KEN TRULLO



BEAR VALLEY TOWN PLANNING AREA

MARIPOSA COUNTY

PLANNING DEPARTMENT

DATE	12/1/70
BY	JOHN A. BROWN
FOR	THE BOARD OF SUPERVISORS
APPROVED	

1270



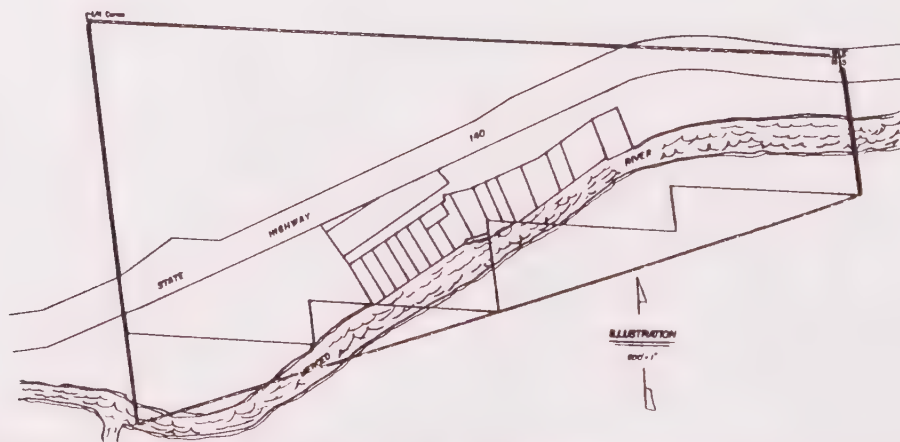
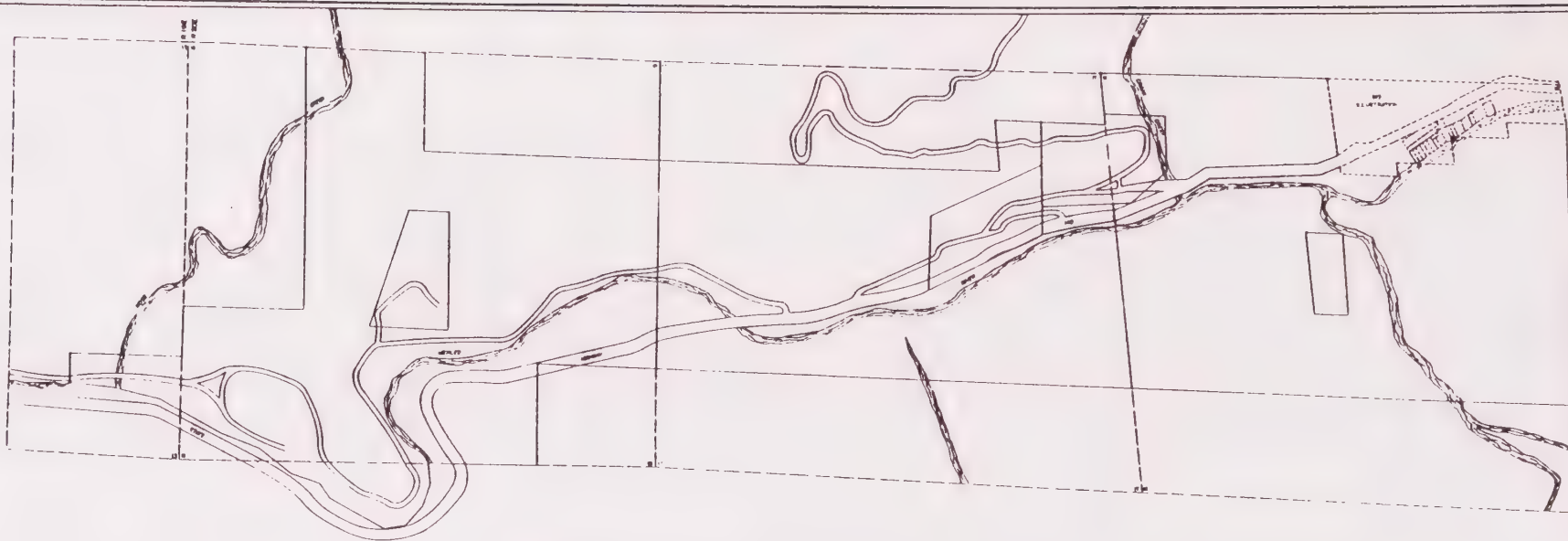
CATHEYS VALLEY TOWN PLANNING AREA

MARIPOSA  **COUNTY**

PLANNING DEPARTMENT

1/2" = 1 MILE
 1/4" = 1/2 MILE
 1/8" = 1/4 MILE
 1/16" = 1/8 MILE

DATE: 12/1/50
 BY: J. H. B. B. B.
 FOR: THE PLANNING DEPT.
 SHEET NO. 125 F



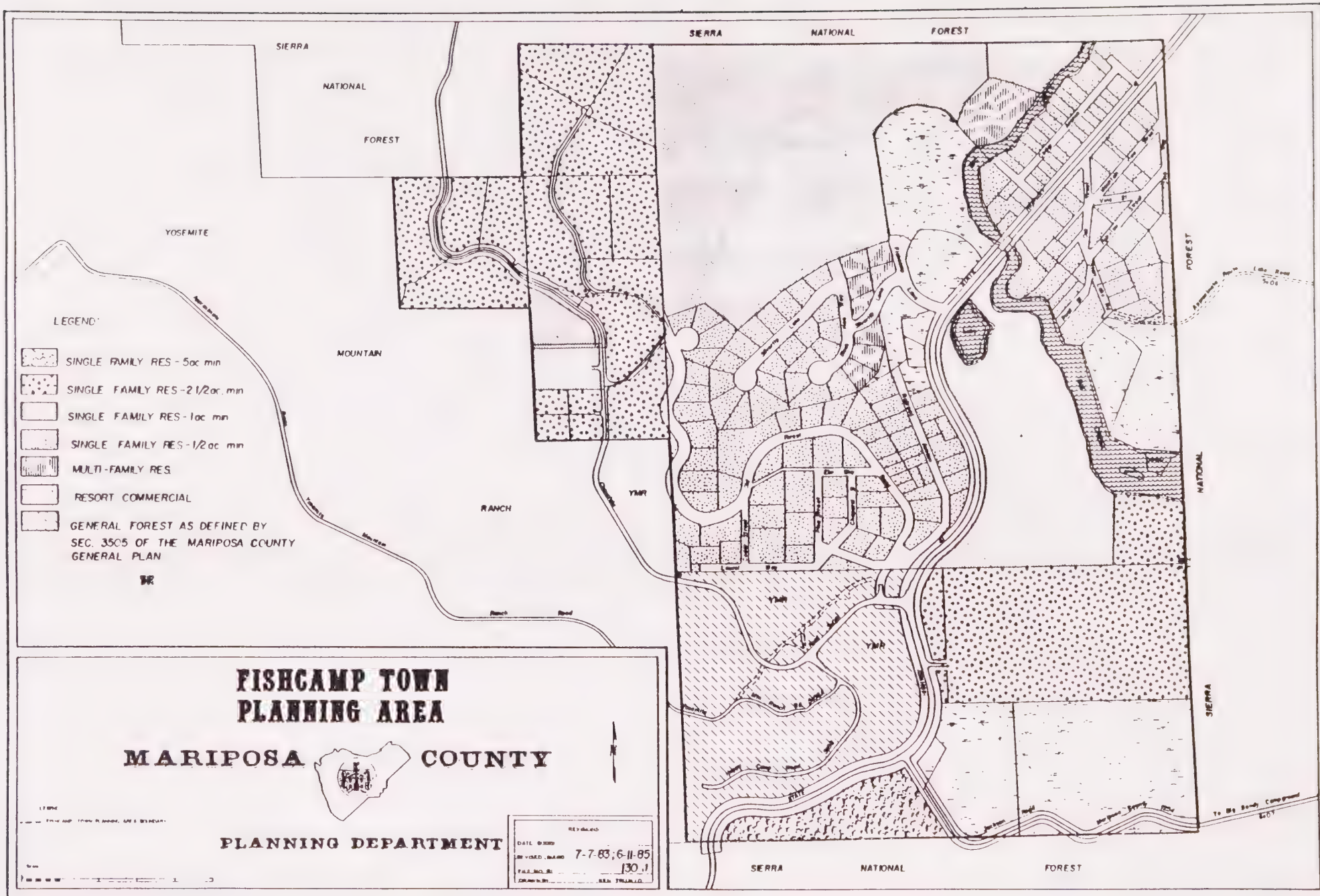
EL PORTAL TOWN PLANNING AREA AND VICINITY

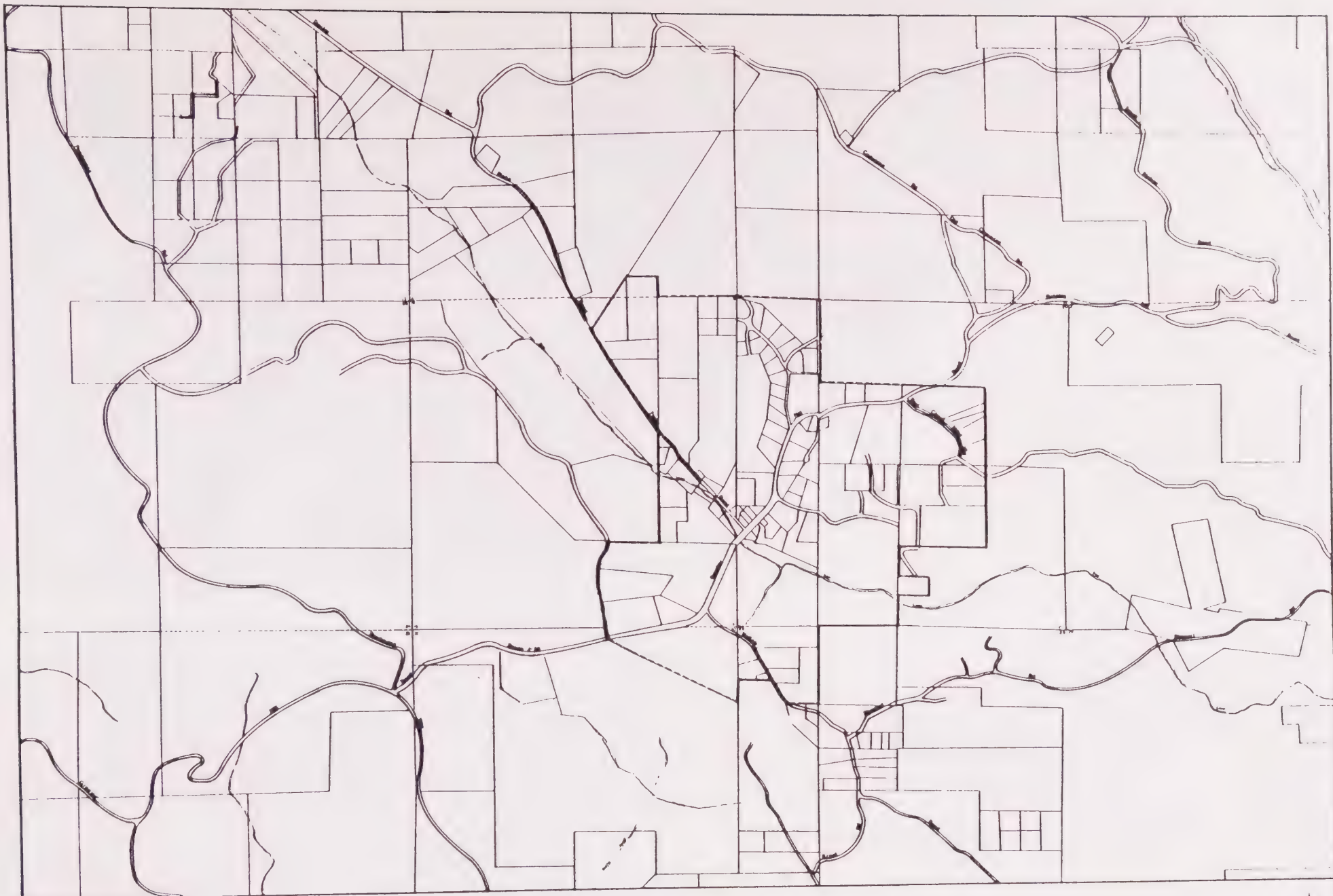
MARIPOSA COUNTY
PLANNING DEPARTMENT



REVISIONS
DATE, NUMBER
REVISION
FILE NO.
DATE, NUMBER

R4 F





GREELEY HILL TOWN PLANNING AREA

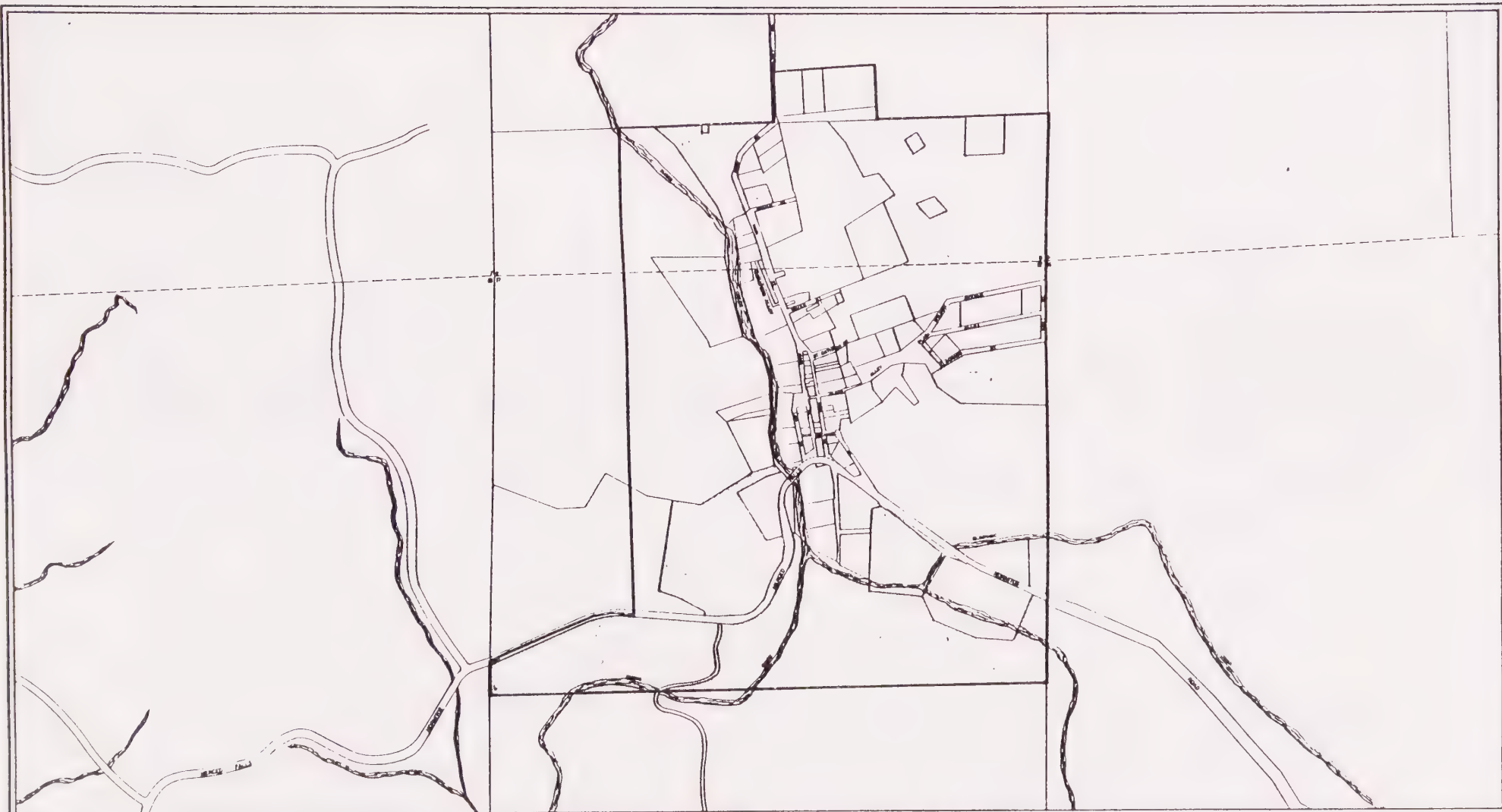
MARIPOSA COUNTY

PLANNING DEPARTMENT

Scale
1 inch = 1 mile
1/2 inch = 1/2 mile
1/4 inch = 1/4 mile

129 A

7-20-50 10



HORNITOS TOWN PLANNING AREA

MARIPOSA  COUNTY

PLANNING DEPARTMENT

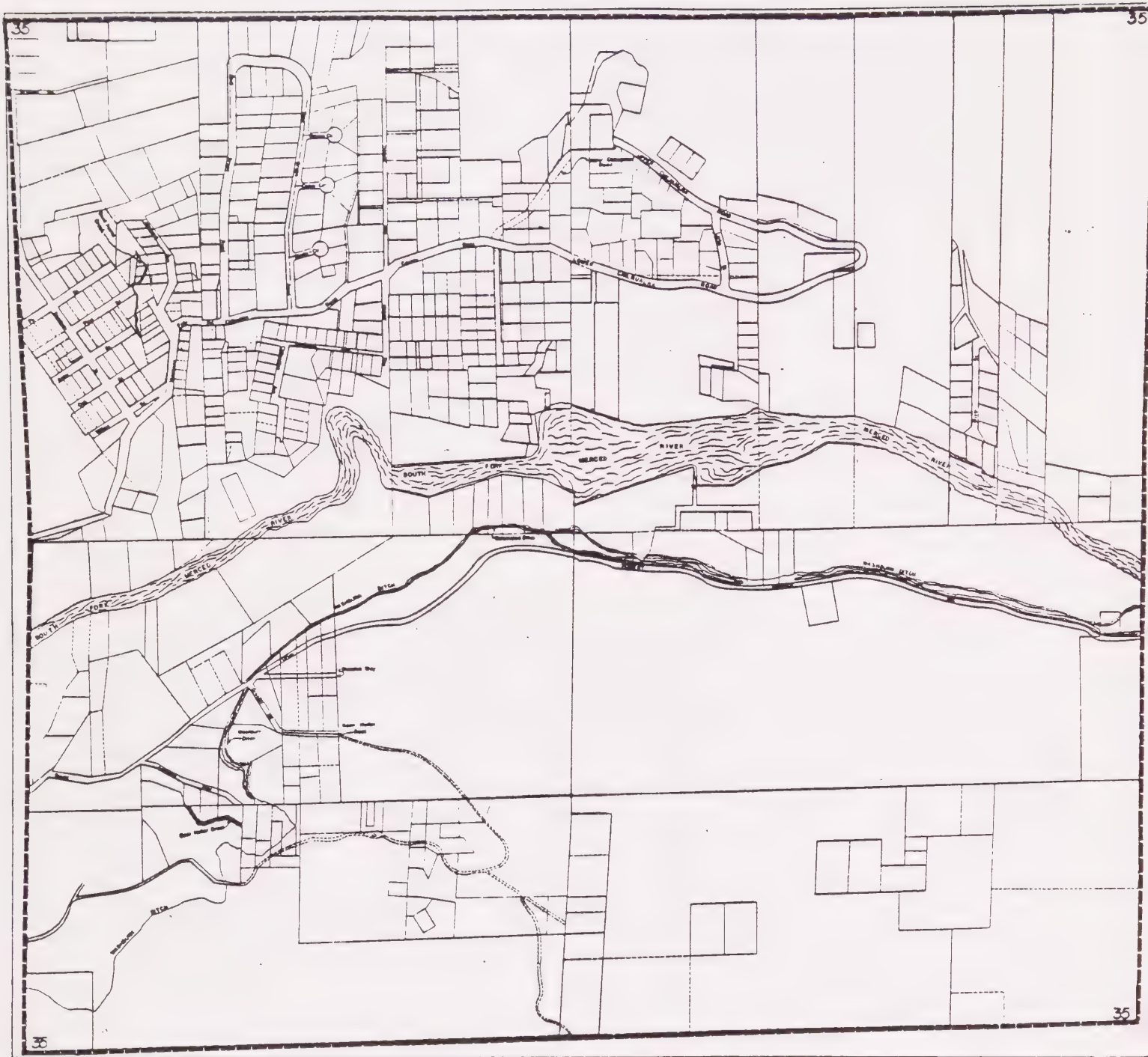
LEGEND
□ County Property
--- Unincorporated Planning Area

SCALE 1000
0 1 2 3 4 5

REVISIONS
No. 12. 12/1/50
No. 13. 12/1/50
No. 14. 12/1/50
No. 15. 12/1/50
128 E

MARIPOSA COUNTY
PLANNING DEPARTMENT

[illegible]



LEGEND

□ PUBLIC LAND

▨ COUNTY SERVICE AREA

2W 640 ac. +

MAWOHLA TOWN PLANNING AREA

MARIPOSA

COUNTY

PLANNING DEPARTMENT

(EXHIBIT 14)

SCALE 1" = 1/2 MI

0 1/4 1/2 3/4 1 1 1/2 2

0 1/4 1/2 3/4 1 1/2 2

DATE: _____

BY: _____

1238

1238

4.000 CIRCULATION ELEMENT

4.100 INTRODUCTION

The Circulation Element of the Mariposa County General Plan describes the general location and extent of existing and proposed major roads and other transportation systems.

A close relationship exists between land use and transportation. One of the leading factors for development of a particular area is the access provided to that area by roads. The Circulation Element must take into consideration land use issues as well as providing adequate through-traffic facilities.

The State of California has recognized the issue of transportation as being Statewide in significance. The Legislature has decreed through AB 402 and AB 69 that a Statewide transportation plan shall be prepared. Mariposa County has participated in the development of the State Transportation Plan through the preparation of a County (Regional) Transportation Plan. Many elements of the County Circulation Element are addressed in the Regional Transportation Plan adopted by the Board of Supervisors on March 25, 1975, and has been regularly updated. Expanding upon County-wide transportation issues, the Circulation Element will address land use and related road standard issues. It should be noted this element is intended to be used in conjunction with the County Transportation Plan and its' updates.

California State Government Code Section 65302 (b) directs the development of:

"A CIRCULATION ELEMENT CONSISTING OF THE GENERAL LOCATION AND EXTENT OF EXISTING AND PROPOSED MAJOR THOROUGHFARES, TRANSPORTATION ROUTES, TERMINALS, AND OTHER LOCAL PUBLIC UTILITIES AND FACILITIES, ALL CORRELATED WITH THE LAND USE ELEMENT OF THE PLAN."

Since the circulation element was first required in 1955, transportation technology and needs in California have changed greatly, with the emphasis today on the development of a balanced, multi-model transportation system. The Circulation Element should address the following:

- A. A transportation system which supports planned land uses;
- B. The efficient transport of goods and the safe and effective movement of all segments of the population;
- C. Efficient use of existing transportation facilities; and
- D. Environmental quality and the wise and equitable use of economic and natural resources.

4.200 CIRCULATION NEEDS AND ISSUES

Mariposa County, similar to other rural mountain counties, has many miles of unpaved, narrowly paved, substandard and non-aligned roads. Insufficient funds restricts the County's capacity to provide transportation facilities common in urban areas. Many times failure to improve roads in remote or agricultural areas discourages use of rural roads by non-residents and encourages development in established residential regions which may have improved roads.

Transportation needs can be described by examining the existing road system and contrasting that system with anticipated future demands of the traveling public and areas of residential development.

- A. Existing System: Mariposa County Regional Transportation Plan states that "present State highways and County roads are adequate for current needs."¹ Definitions commonly applied to rural roads are contained in "Rural Functional Classification Definitions" on file in the Mariposa County Planning Office.

There is a total of 117 miles of State highway within Mariposa County. There are two major highways, Route 140 and Route 49, comprising 51.8 miles and 45.7 miles respectively. Other State highways, Route 41, Route 120, and Route 132 are of lesser lengths and cross Mariposa near the County boundaries.

Mariposa County maintains approximately 560 miles of County roads. There are 706 miles of roads not included in County inventories as public roads.

Approximately 288 miles of County roads have been classified according to the "Rural Functional Classification Definitions" in the following manner:

72 Miles	Minor Arterials
6 Miles	Connectors
79 Miles	Major Collectors
131 Miles	Minor Collectors

The remaining 272 miles of County roads are classified as local roads.

Mariposa County has one general aviation airport. The airport runway is 3,300 feet in length at 2,250 feet above sea level. The Mariposa County airport is capable of handling all general aviation aircraft except certain heavy business aircraft.

One transportation company provides regular bus service between the City of Merced in Merced County to Yosemite National Park.

No rail or major pipeline systems presently service Mariposa County.

¹Mariposa County Regional Transportation Plan, March 1975, Pg.51

B. Proposed Circulation System:

1. Streets and Roads

Exhibit 4-A describes the existing street and road system in Mariposa County. There are no proposed additions to this system; however, the system will be upgraded and improved to reflect use of new development.

2. Regional Transit

Bus service should be expanded to accommodate additional trip needs to Yosemite. Bus service should be initiated from the County Airport to Yosemite Valley when recreational air service is established. Facilities need to be developed to accommodate tourist bus traffic within the communities of the County.

3. Local Transit

Mariposa County is providing transportation service for elderly and handicapped citizens of Mariposa County.

4. Rail

There is no existing rail service in Mariposa County.

5. Bicycle Routes

The 1980 Bike Plan for Mariposa County contains a complete description of all proposed bicycle routes in the County.

6. Airports

With minor improvement, the Mariposa County Airport is capable of handling anticipated air needs of the County. Expansion of the aircraft tie-down area and construction of a parallel taxiway is proposed.

7. Equestrian Trails

Due to the rural nature of the County, there is an identified need for trails for hiking and horseback riding to connect the developed areas of the County with the federal lands of the Sierra and Stanislaus National Forests and Yosemite National Park. (See section on Unresolved Circulation Issues.)

C. Unresolved Circulation Issues

1. Subdivision Roads

Historic policies on providing access to subdivision lots have resulted

in the creation of a road system separate from the County system. This system is composed of non-exclusive easements, most of which have an irrevocable offer of dedication to the County. The County accepts little or no responsibility for improving or maintaining this system, and until 1978 little was required in the way of improvement to these easements. Current improvement standards require these easements to be improved to a degree, up to full County standards, dependent upon potential intensity of use. County policy currently is not to accept these roads into the County road system. This policy may have to be re-evaluated in future years in light of County revenue availability and the ability to maintain the existing road systems. Present development policies call for private maintenance agreements by homeowners associations or establishment of special assessment districts to maintain and/or improve the subdivision roads.

2. Equestrian and Hiking Trails Systems

Mariposa County, with its rural lifestyle, large public land holdings and developed recreation industry, is experiencing a decline in its open privately owned areas available to hiking and horseback riding.

As development expands and densities increase, there may be fewer access routes from the populated areas of the County to the federal forests, open space and trail systems.

In anticipation of this need to preserve a rural way of life and maintain the desirability of the County as a place to live and recreate, a program is needed to establish a non-vehicular trail system. There are many problems associated with development of such a trail system, such as the following:

- a. Maintenance costs,
- b. Abuse of the trail system through use by recreational vehicles, vandalism, and policing costs,
- c. Potential liability costs to the County, and
- d. Dedication techniques from private property owners.

(Refer to Section 13.300 A for policy on this issue)

Given the severe constraints on local government to generate revenue, it would appear that the County would be in a poor position to assume responsibility for developing, maintaining and policing a county wide trail system. The County, however, could develop a comprehensive plan for equestrian and hiking trails that would include the following:

- a. Provide non-vehicular access to the federal forests and park system,
- b. Connect developed centers throughout the County,
- c. Provide non-vehicular access to the County Park System and historical and recreational sites throughout the County, and
- d. Be compatible with other County circulation systems.

4.300 CIRCULATION OVERALL GUIDING POLICY

The overall guiding policy of the Mariposa County General Plan Circulation Element, within the County's fiscal ability, is as follows:

"ENHANCE THE LIFESTYLE OF THE PEOPLE OF THE COUNTY THROUGH AN ADEQUATE, SAFE, EFFICIENT, ECONOMICALLY FEASIBLE TRANSPORTATION SYSTEM, CONSISTENT WITH THE SOCIAL, CULTURAL, ECONOMIC, AND ENVIRONMENTAL NEEDS OF THE COUNTY."

To attain this overall policy, a set of goals was established with policies to achieve desirable transportation systems.

GOAL A. TO PROVIDE FOR THE SAFE, EFFICIENT, AND ECONOMICAL MOVEMENT OF PEOPLE AND GOODS WITHIN THE COUNTY THROUGH A MAINTAINED ROAD SYSTEM.

POLICY: Roads serving private residential or commercial development shall not be considered appropriate for inclusion in the County maintained road system unless it can be shown that it is in the general public interest to maintain such roads.

POLICY: Encourage development of a transportation system that will effectively meet present and future needs of the County.

POLICY: Support projects intended to eliminate hazardous or congested transportation conditions.

POLICY: Support improvement of existing facilities to provide increased mobility for the populace of the County and the general touring public.

POLICY: Evaluate, and where it is determined to be feasible and practical, support development of new facilities which would increase mobility for the populace of the County and the general touring public.

GOAL B. TO IMPROVE THE ECONOMIC CLIMATE OF THE COUNTY THROUGH IMPROVED TRANSPORTATION SYSTEMS WHERE COUNTY GOVERNMENT HAS THE FISCAL CAPABILITY.

POLICY: Attract light, clean industry through adequate air and ground transportation facilities.

POLICY: Increase the attraction for tourism through adequate access to existing and potential recreation areas.

POLICY: Encourage development of adequate commercial transportation facilities for the movement of local natural resources.

POLICY: Promote and support the improvement of Highway 140 as a major year-round access to Yosemite National Park.

GOAL C. PERPETUATE THE HISTORICAL SIGNIFICANCE OF THE COUNTY.

POLICY: Consider improving access to historical sites.

GOAL D. TO MANAGE AND PROTECT THE COUNTY'S LAND, AIR, WATER, AND WILDLIFE RESOURCES.

POLICY: Discourage or require modification of projects and developments having significant adverse effects on the environment of the County.

POLICY: Insure that any transportation system plan takes into consideration the scenic beauty and open space resources of the County.

GOAL E. GROWTH IN THE COUNTY SHOULD BE DEVELOPED IN AN ORDERLY MANNER THROUGH BALANCED PATTERNS OF LAND USE AND TRANSPORTATION FACILITIES.

POLICY: When developing transportation facilities, existing or planned development must be taken into consideration as indicated by the land use policies of this General Plan.

4.400 CIRCULATION ELEMENT STANDARDS

The standards that are applicable for the implementation of the circulation element are required to be established by specific County action. Due to the changes required by State law, circumstance, and local policy, incorporation of those standards in the Mariposa County General Plan are not practical. For this reason, all standards for transportation/circulation will be required to be evaluated against the policies and goals described in Section 4.300.

Standards for transportation and circulation will be adopted and administered in accordance with the provisions of Title 12 (streets, sidewalks, and other public property) Title 10 (vehicles and traffic) Title 16 (Subdivisions) and Title 17 (zoning) of Mariposa County Code.



MARIPOSA COUNTY
CALIFORNIA
Exhibit 4-A

SCALE IN MILES
1:50,000
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
1968
THIS MAP WAS PREPARED BY THE
BUREAU OF LAND MANAGEMENT
IN COOPERATION WITH THE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
AND THE COUNTY

Mariposa County Housing Element

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APPENDIX

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INTRODUCTION

Why is a Housing Element Prepared

Since 1969 State law has required each city and county to adopt a housing element as part of their general plan. While housing element requirements have been revised several times, their purpose remains the same - to serve as statements of public policy to assure the adequate provision of housing to all economic segments of the community.

The most recent change to housing element requirements occurred in 1980 with the passage of Assembly Bill 2853 (Stats. 1980, Chapter 1143). This law specifies in detail the contents of housing elements and the procedures for adoption and periodic revision. To comply with this law each local jurisdiction must assess its current housing needs; establish goals and objectives to meet the needs; and, develop a five year action plan of specific implementation measures.

The new housing element requirements were in part a response to the growing need for housing statewide. According to the *California Housing Plan*, the State faces a serious shortage of safe, decent and affordable housing. The plan estimates that:

- 1,860,000 lower income households pay more than 25 percent of their income for housing (21.6 percent of all households).
- 598,000 households live in over crowded housing (6.9 percent of all households).
- More than one million housing units need to be rehabilitated or replaced.
- An average of 230,000 housing units need to be built annually through 1990.

By requiring each city and county to prepare a housing element, the Legislature has indicated its belief in the necessity of an officially adopted statement of local policy. By specifying the content of the housing element, the Legislature has established the State policy concerning the basic responsibilities of local governments to provide adequate housing for its citizens. The State also recognizes that total housing needs may be beyond a community's resources and abilities to satisfy. In these situations, reasonable goals and objectives may be acceptable over the time frames of the Housing Element.

Many of the concerns expressed in this document have been addressed by Mariposa County in Title 17, the County Zoning Ordinance. The participation of Mariposa County to provide housing will be limited by the lack of water in the County.

Local Benefits

While complying with State law is in itself sufficient reason to prepare a housing element, there are more positive and practical reasons to do so. For example, local governments can derive many benefits from preparing a housing element including:

- Providing citizens with information about housing conditions in their community.
- Identifying potential needs and opportunities the County should examine more fully.
- Providing citizens with an opportunity to participate in the planning and housing policy process.
- Serving as a policy statement so that everyone will understand the basis of future decisions.

In addition to benefiting the citizens of the County, the Housing Element can also help public agencies coordinate housing programs and help builders make market decisions about the types and quantity of housing the County needs.

Scope and Revision of This Element

This housing element has been prepared in accordance with Sections 65580-65589 (Article 10.6) of the Government Code (1). In addition, the Housing Element Guidelines adopted by the Department of Housing and Community Development, has been considered in the preparation of this document.

The County will review this element on a regular basis to evaluate objectives, the effectiveness of programs and progress in implementation. Additionally, the housing element will be revised not less than every five years, according to State law (Section 65588b). The first revision is due in 1992. However, since completion of the current Housing Element has been delayed, this revision would be an update of statistics and review of programs and objectives.

Housing Element Committee

This element was prepared with the assistance of a 16 member housing element committee appointed by the Mariposa County Board of Supervisors. The Committee represents a broad cross section of the County and includes representatives from specific interest groups. A list of the committee members and the groups they represent is included in Appendix A of this report. During the preparation of this document the Housing Element Committee or the Committee's Steering Group met several times to review the preliminary drafts of this documents and to offer their comments and recommendations.

POPULATION

Historic Population

Mariposa County is one of the fastest growing counties in Northern California. Between 1970 and 1980 the population increased nearly 85 percent from about six thousand to over eleven thousand people. The County's growth is the result of people moving into the County, rather than from a natural increase (births exceeding deaths) of the resident population. The vast majority of the people moving into the County are retirees.

TABLE 1
Historic Population

Year	Population	Percent Change
1960	5,064	
1970	6,015	18.8
1980	11,108	84.7
1988	14,279	28.5

SOURCE: Mariposa County General Plan

Present and Projected Population

In 1988, the Department of Finance (DOF) estimated that the County's population grew to 14,279. This is an increase of 3,171 persons since 1980. The DOF has projected that the population of Mariposa County would grow to about 15,600 in 1990 and 20,000 in 2000. The 1983 Mariposa County General Plan includes similar projections for 1990 but slightly more conservative projections of growth in the distant future. The 1983 Land Use Element of the General Plan estimates that the County will grow to 15,700 in 1990 and 18,500 in 2000.

Population Composition

The ethnic composition of Mariposa County is predominantly white, accounting for 91 percent of the County's population. Several Native American communities and a small percentage of Spanish and Asian ethnic groups comprise nearly all of the minority population.

TABLE 2
Projected Population Growth

Year	Population	Percent Change
1980	11,108	
1985	13,400	17%
1990	15,600	14%
2000	20,000	22%

- SOURCE: Department of Finance

Age Distribution

The accessibility to recreational activities and the low cost of living have made Mariposa County an attractive area for older people. 1980 County estimates shows that 2,524 persons or nearly 23 percent of the population were over the age of 60. This relatively large segment of the population resulted in a median County age of 35 years. This is a median age nearly 5.5 years older than the statewide average. The Mariposa Town area had the highest concentration of people 60 years or older. Nearly, 23 percent of the Mariposa Town population is 60 years or over which represents nearly 18 percent of the total over 60 population of the County.

Estimates made by the Department of Finance indicate that by 1990 and 2000, 3,545 and 4,227 persons over the age of 65, respectively, will reside in the County. The median age is projected to rise to 36.6 in 1990 and 39.7 in 1990. Another reason for the population to be older than the statewide average is that because of a lack of economic opportunities, many of the County's youth leave the area to find better opportunities than are available locally.

HOUSEHOLD CHARACTERISTICS

Number of Households

In 1988, there were about 5,221 households countywide. Estimates prepared by the State Department of Housing and Community Development show that by 1992, about 6,300 households will exist countywide. This is an increase of 1,079 households over the next four years. While some new households will be absorbed into existing ones, new housing must be constructed to shelter them.

TABLE 3
Household Projections

Year	1980	1988	1992
Total County	4,191	5,222	6,300

SOURCES: U.S. Census, DOF and Preliminary Regional Needs Plan, Department of Housing and Community Development

Household Size

According to Census data, household size in the County was 2.48 persons in 1980. While the statewide trend has been for household size to decrease, Mariposa County's household size has been increasing. By 1988, the household size increased to 2.58 persons. The increase in household size may be the result of "baby boomers" (persons born after World War II and before 1964 and the largest population group) forming households and having children and to a smaller degree families with children moving into the area. Another factor for larger household sizes may be rising housing costs and lower incomes which may result in two or more households sharing a housing unit. In California, household size has been decreasing as more single persons households have been formed and divorced and widowed persons elect to form their own households. Therefore, household size in Mariposa County is expected to stabilize and should begin to reflect this trend.

Tenure

The 1980 Census data shows that countywide, 69 percent of the occupied housing units are owner occupied and 31 percent are renter occupied. Statewide only about 55 percent of the housing units are owner occupied. The reason for the high rate of home ownership may be due to the high numbers of mobile homes and relatively

low cost of home ownership in Mariposa County. For example, 26 percent of the housing units are mobile homes and the 1980 median value of a home was \$62,100. Another reason may be the large number of retirees that move into the area and are able to purchase their own homes. In meetings with the Mariposa County Housing Committee it was the consensus of the group that the Housing Element should encourage housing programs that would increase home ownership opportunities.

ECONOMY

Employment

The County's economy is based primarily on government employment, retail sales and services and tourism. These employment sectors account for 3,700 or about 59 percent of the County's 6,225 total workers. Employment levels fluctuate during the year, with the lowest unemployment rates occurring in the summer, reflecting the importance of the tourist trade. Overall, the average unemployment rate for 1987 was about six percent which was the County's lowest rate since 1975.

In 1988, total employment is expected to rise slightly for an annual average of 6,350 jobholders. During the same period, unemployment is expected to increase by 25 for an annual average of 425 unemployed persons. The unemployment rate dropped from 6.8 percent in 1986 to 6.3 percent in 1988.

TABLE 4
Civilian Labor Force, Employment, and Unemployment
1981-84 Annual Averages

Items	Historical		Forecast	
	1986	1987	1988	1989
Civilian Labor Force*	6,650	6,625	6,775	7,050
Employment	6,200	6,225	6,350	6,600
Unemployment	450	400	425	450
Unemployment Rate**	6.8	6	6.3	6.4

Notes:

* Labor force by place of residence. Employment includes persons involved in labor-management trade disputes.

** The unemployment rate is computed from unrounded data, therefore, it may differ from rates developed by using rounded data in this table.

SOURCE: *Annual Planning Report*, Employment Development Department, 1988

Income

The County's large number of retirees living on fixed incomes and the lack of high paying jobs resulted in personal income well below State levels. According to the 1980 Census, Mariposa County's median household income was \$13,320. This is 73 percent of California's 1980 median household income of \$18,248. Anticipated high numbers of retirees on fixed incomes should continue to depress individual income. As part of the Mariposa County Regional Needs Plan, the Department of Housing and Community Development prepared estimates of households in various income groups. These estimates are depicted in Table 5.

TABLE 5
Estimated Percentages and Numbers Of
Households In Various Income Groups

	Income Groups				
	Very Low	Other Low	Moderate	Above Moderate	Total
Percent	25%	18%	22%	35%	100%
Number	1,305	940	1,149	1,827	5,221

Notes:

Median Income is \$13,320

Very low is 50% of the median income

Other Low is 50% - 80% of the median income

Moderate Income is 80% - 120% of the median income

Above Moderate Income is over 120% of the median income

Number of households based on 1988 estimates by DOF

SOURCE: Regional Needs Plan, Department of Housing and Community Development

There are several observations that should be noted in examining this data. First, there are a significant number of households in the very low and low income groups. About 43 percent of the County's households fall into this category. In order to provide adequate housing for these households, higher density rental housing must continue to be encouraged. This is the type of housing that is most affordable to households in these income groups. In reviewing this data and interpreting its implications, another factor must also be considered. The data may not account for the fact that a portion of these very low and low income groups consist of retirees living off of retirement, social security or pension income. While many retirees have low

TABLE 12
Single Family Land Availability

Land Use	Zoning	Services	Density	Acres	Potential Units
TPA- No Specific Plan	RR	None	2 U/2 1/2 ac	2184	1948
County-wide, No TPA	RR	None	1 U/1 1/4 ac	140	115 (1)
	RR	Water	1 U/1 1/4 ac	1370	1210 (2)
	RR	Water/Sewer	2 U/1 1/4 ac	79	250 (3)
	RR	None	2 U/2 1/2 ac	353	203 (4)
	RR	Water	2 U/2 1/2 ac	1700	1480
	RR	None	2 U/5 ac	350	145
	RR	Water	2 U/5 ac	850	370
	MH	None	2 U/5 ac	61,410	26,166
	MT	None	2 U/20 ac	3,14	558
	GF/MG	None	3 U/40 ac	67,880	4,619 (5)
	AE	None	3 U +/-160 ac	190,400	3,998 (6)
Mariposa TPA	9000 sq ft	Water/Sewer	2 U/ 1/5 ac	42	465
	12000 sq ft	Water/Sewer	2 U/ 1/4 ac	10	309
	12000 sq ft	Sewer	2 U/ 1/4 ac	180	149
	12000 sq ft	None	1 U/ 1/4 ac	40	40 (7)
	1/2 ac	Water/Sewer	2 U/ 1/2 ac	10	35 (8)
	1/2 ac	Sewer	2 U/ 1/2 ac	5	18
	1/2 ac	None	2 U/ 1/2 ac	208	832 (9)
	Rural Res	None	2 U/ 2 1/2 ac	50	58
	15-20 ac	Sewer	2 U/ 15-20 ac	12	4
	15-20 ac	None	2 U/ 15-20 ac	113	15
	Trans Res	Water/Sewer	2 U/ 1/5 ac	15	144 (10,11)
Coulterville TPA	9000 sq ft	Water/Sewer	2 U/ 1/5 ac	20	197
	1/4 ac	Water/Sewer	2 U/ 1/4 ac	23	184
	1/4 ac	None	2 U/ 1/4 a	10	80
	2 1/2 ac	Water/Sewer	2 U/ 2 1/2 ac	25	20
	2 1/2 ac	None	2 U/ 2 1/2 ac	15	12
	Multi-Fam	Water/Sewer	1 U/ 1/5 ac	7	35
	Gen Comm	Water/Sewer	2 U/ 1/5 ac	20	200
	Light Com	Water/8sewer	2 U/ 1/5 ac	15	150
	Hiway Com	Water/8sewer	2 U/ 1/5 ac	18	180
Fish Camp TPA	1/2 ac	Water	1 U/ 1/2 ac	4	10 (12)
	1/2 ac	None	1 U/ 1/2 ac	9	20
	1 ac	None	1 U/ 1 ac	64	64
	2 1/2 ac	None	2 U/ 2 1/2 ac	10	20
	RR 5 ac	None	2 U/ 5 ac	5	2
	Multi-fam	Water	1 U/ 1/2 ac	2	4
	Comm	None	1 U/ variable	25	Variable
Wawona TPA	Mtn. Res	Sewer	1 U/ 1 1/2 ac	30	50 (13)
Single Family Totals				330,843	45,701

Note: Footnotes are included in Appendix C

Source: Mariposa County Planning Department

Redevelopment Sites

According to Department of Finance estimates, the County has a total of 7,623 housing units of which about 5,222 are estimated to be year around housing units. The housing conditions survey prepared for this Element indicates that about 12.7 percent of the year round housing units or 663 units are in need of rehabilitation. Additionally, 4.4 percent of the year round housing units or 229 units are in need of replacement. Due to the rural nature of the County, these units are not generally located or concentrated in a specific area but rather, are dispersed throughout the County. This situation makes it hard for the County to compete for redevelopment grant or loan funds since it is difficult to identify a "targetable area" for funding. There is also no redevelopment agency in the County that undertakes redevelopment work.

LAND AVAILABILITY

Land Inventory

Within Mariposa County there is a significant amount of land available for housing. As part of the 1989 update of the Mariposa County Housing Element a complete inventory of the County's available residentially designated land was undertaken. To organize the inventory, the planning staff divided the County into two separate areas. The first area includes those communities with specific plans. This includes the communities of Mariposa, Fish Camp, Wawona and Coulterville. Generally, at least a portion of the land within the specific plan areas are served with water and/or sewer service and can support higher density multi family residential development.

- Staff also examined the territory outside specific plan areas. This includes the extensive agricultural and forest and mountain areas of the county as well as communities such as Greeley Hill, Bear Valley, Mt. Bullion, and Bootjack that have adopted town planning areas but as of yet, no specific plans. Areas outside the specific plan area depend on individual septic systems or wells and therefore larger parcel sizes are required. Not included in these estimates is land designated for Timber Production Zone (TPZ Zoning) since this zone restricts residential development.

According to the inventory there are over 330,843 acres available for single family residential development. This acreage would support 45,701 single family units. Mobile homes on individual parcels are allowed on any single family lots so there is an ample amount of land available for mobile homes within the county. Additionally, there are up to 61,410 acres available for mobile home parks. Within the county there is also 156 acres available for multi family units and/or emergency shelters. This acreage can support up to 1,197 multi family or emergency shelter units.

Table 12 summarizes the County's single family housing land inventory and Table 13 summarizes the land inventory for multi family, mobile home and emergency shelter uses.

According to the Regional Housing Needs Plan (see Table 8) 523 units of very low and low income housing units are needed over the next five years to support the projected housing demands for these income groups. These demands are best satisfied by the construction of multi family units or the placement of mobile homes. Based on the land availability data, there is more than enough land available to support the construction or placement of these types of units.

set aside for this purpose. Establishment of a permanent shelter will be essential as more single homeless persons begin to turn to the County for assistance.

units. The County should encourage the development of additional larger multi family units to accommodate larger families.

Farmworkers

Although details are sketchy, it appears that additional farmworker housing is probably not needed in the County at this time. However two facts are known. One is that there is limited labor intensive agriculture that would attract seasonal farmworkers. Additionally, in a recent study prepared by the Department of Housing and Community Development, Mariposa County is not included with those counties that traditionally attract large numbers of migrant farmworkers. County staff is also unaware of any significant need in this area. Based on this limited data it does not appear that migrant farmworker housing is a problem in the County.

Emergency and Homeless Housing

For a variety of reasons, individuals and families may have a need for emergency short term housing. In Mariposa County there is two primary groups of homeless persons. The largest group is young women between the ages of 20 - 30 with children. There are three primary reasons why they are homeless including: domestic violence, they can no longer afford to pay rent; or, their present homes are in need of such repair that they have become uninhabitable. From September 1988 to February 1989 most of the County's homeless assistance went to this group. The other group is single people that live along the Merced River. About one half are permanent County residents and the other half live there during the warmer months of the year. These people usually do not request assistance but are referred to the County's Department of Social Services or drug and alcohol programs for assistance if they come into contact with the County Sheriffs Department.

The County provides for homeless persons through several voucher programs. Persons in need of shelter are able to obtain vouchers from the Welfare Department that enables them to stay in a local motel for a period of up to 30 days. The program can accommodate families as well as single persons in need. Since September of 1988 a total of 478 person shelter days has been provided by the County through this program. The County also pays up to one month's rent in order to help persons remain in their present housing or to help them establish themselves in new housing. The County also provides meal vouchers which enables homeless persons to purchase meals at local restaurants for the day the vouchers are issued.

County staff believes that the existing programs can barely accomodate the County's current homeless needs at this time. Some improvement or expansion of the program in the future will be necessary. In the near future, expansion of the rent payment program will be necessary as the County has already exhausted the funds it

The 1980 Census identifies 965 individuals with either a work or public transportation disability. However, it is unknown if all of these disabilities present special housing needs.

Although needs can vary widely, disabled persons need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs; special bracing for handrails; lower countertops; and, switches and outlets at the proper height to allow easy use. Unfortunately, very few housing units have these features and consequently they must be remodeled to serve the disabled. However, the conversion of a conventionally designed housing unit is usually well beyond the financial capability of most disabled persons.

Female - Headed Households

According to 1980 Census data there were a total of 297 female headed households countywide or seven percent of the countywide households. Statewide, about 10.2 percent are female headed households. About 209 of the female headed households also have children. 1980 Census data also reveals that 123 of these female headed households fell below the poverty level. This population group most likely has special housing needs. They must work to support their families and in many instances their jobs pay low wages. In addition, they must arrange for day care which may consume a sizable portion of their pay. These female headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are very limited and most are probably paying more than 25 percent of their total incomes for housing. The County should encourage affordable day care facilities as a way of helping female headed households meet their housing needs. Additionally, because of their economic conditions, construction of multi family rental housing would help this group.

Large Families

In 1980, there were 368 households in Mariposa County made up of five or more persons. Of this total, 257 were owner occupants of their housing units and 111 were renters. Census data also shows that there were 297 housing units countywide with four or more bedrooms. In 1980, 234 of the units were occupied. These large housing units had vacancy rates of about 7.8 percent compared to the vacancy rate of about 31.5 percent for the County as a whole in 1980. Although the vacancy rate used here includes vacation homes, the vacancy rate for larger homes is considerably lower and reflects a tighter housing market for these type of homes. While no official data exists, local realtors indicate that finding a large home to rent at a reasonable rate is nearly impossible and renters that occupy them tend not to move. Based on this information it appears that there is need for additional larger rental

Elderly Households

As mentioned earlier, Mariposa County is an attractive retirement area and as a result there are many older persons living in the County. 1980 Census data provides a good profile of the elderly in Mariposa County.

Twenty six percent of the householders were over the age of 65. Eleven percent or 486 of the households in the County are made up of seniors over the age of 60 that live by themselves. About 83 percent of the households with a householder over the age of 65 owned their own homes.

Economically, only 90 senior households with a householder over the age of 65 fell below the 1980 poverty level. However, the mean income of families with a head of household over the age of 65 was \$13,247 compared to a Countywide mean income of \$16,447. Many households in the County also depend on social security for at least a part of their income and senior households make up to bulk of this group. In 1980, nearly 1,486 households depended on social security for at least a portion of their income. Since so many seniors depend on a fixed income source such as social security, inflation or rent increases will consume a larger share of their income. It is suspected that of the households paying more than 25 percent of their incomes for housing, senior citizens probably make up a large share of this group.

Given the large number of seniors that live by themselves and their economic status, there are several options that the County should consider pursuing. One option is to start a shared housing program in which a senior that is living by him or herself is matched with another compatible senior. This not only provides companionship but can also reduce housing costs as they can now be shared. Another option is for the County to encourage multi unit senior citizen housing especially in areas where a full range of services are offered. For seniors that are living in remote areas of the County this would provide them with social opportunities and possibly reduce their living expenses since transportation costs can be reduced. Multi unit housing would also benefit older married couples that no longer wished to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as they once were, a portion of this group could probably benefit from a rehabilitation assistance program or help in making their homes more accessible.

Housing For the Disabled

Disabled persons may have housing problems similar to those which other groups in the County may experience. They may be living in substandard or overcrowded housing and may be paying a disproportionate share of their income towards housing. However, disabled persons also have needs that are not common to other groups.

ownership and rents as a percentage of income, it does not provide a complete picture of housing affordability. Since the data must be collected within the range of specific definition, the 1980 Census data does not account for all of the County's households in its figures. However, based on the data available, the Census shows that about 37 percent of the renter households were paying more than 25 percent of their incomes for housing and 30 percent of the owner occupant households exceeded the 25 percent threshold.

1980 Census data also shows that low income families are the most seriously affected. About 83 percent or 380 of the renter households surveyed and, 43 percent or 203 of the owner households surveyed, with earnings less than \$10,000, exceeded the 25 percent standard. This group is the most seriously affected as it is the group with least disposable income.

TABLE 11
Percent of Households Countywide Paying
More Than 25% of Household Income for Housing Expenses

	Households Surveyed	Owner Occupied	Renter Occupied
	2,249	1,191	1,058
% Exceeding 25% Standard	38	29	46
No. Exceeding 25% Standard	845	353	492
No. Low Income \$10,000 or less	931	475	456
% Low Income Exceeding 25%	63	43	83
No. Low income Exceeding 25%	583	203	380

Note: Not all housing units in the County are accounted for in this data.

SOURCE: U.S. Census Bureau, 1980 Census

SPECIAL HOUSING NEEDS

Overcrowding

Overcrowding is a common measure of determining whether families are adequately housed. The standard most widely used to determine overcrowding is the number of persons per room (not bedrooms). When this rate exceeds 1.01 persons per room an overcrowded situation exists. It is assumed that living in a household in which this standard is exceeded is harmful to the physical and mental well being of the occupants.

According to 1980 Census data, 251 housing units countywide were overcrowded using the 1.01 or more persons per unit standard. Of this total 144 units were owner occupied and 107 units were renter occupied. The total number of overcrowded units represents about 4.7 percent of the County's total 1980 housing units. The amount of overcrowding has diminished significantly from that which occurred in 1970. In 1970 about 9.2 percent of the total housing units, exceeded 1.01 person per unit. Based on this declining percentage, it does not appear that overcrowding is a problem. Although not a significant problem, overcrowding probably stems from the economic conditions that exist in the County. Overcrowding is, most likely, the result of persons who are unemployed or are underemployed and are required to live with relatives or another family.

Overpayment

The relationship of the cost of housing and the ability to afford housing is a primary concern in determining the condition of the housing market.

Until recently, a common standard to gauge housing affordability is whether housing expenditures exceed 25 percent of household income. Households exceeding this standard were said to be overpaying for housing. In terms of paying ability, this standard means that a household earning \$13,500 (about the 1980 median County income) can afford to pay about \$280 per month for housing; a \$9,600 a year household can pay \$200 a month; and, a \$7,200 a year household can pay \$150 a month.

Changing market conditions are making the standard outmoded. Increased housing prices and higher costs of borrowing money require households to pay a higher share of their incomes for housing. As a result many households now pay 30 to 40 percent of their incomes for housing. This same situation exists for rental housing. Increased housing prices and the cost of borrowing money requires landlords to raise rents to meet their investment obligations.

Although the 1980 Census data contains information about the costs of home

Community Development. The grant will be used to rehabilitate nineteen single family and mobile homes for Native Americans in the Sara Priest Tract near Midpines.

TABLE 10
Rehabilitation and Replacement Housing

Units	Housing Units	Percent
In Need of Rehabilitation	637	12.2
In Need of Replacement	230	4.4
Adequate or Better	4,355	83.4
- Total	5,222	100.0

SOURCE: Collins & Castrillo

TABLE 13
Multi Family, Mobile Home & Emergency Shelter
Land Availability

Land Use	Zoning	Services	Density	Acres	Potential Units
MULTI-FAMILY					
Mariposa TPA	MF	Water/Sewer	1 U/ 1500 sqft	7	70 (14)
	PO	Water/Sewer	1 U/ 1500 sq ft	5	52
	TR	Water/Sewer	Variable	15	150 (15)
	GC	None	1 U/ 1/5 ac	7	35
	CC	Water/Sewer	1 U/ 1/5 ac	35	175
	LC	Water/Sewer	1 U/ 1/5 ac	20	100
Fish Camp TPA	MF	Water	1 U/ 1/8 ac	2	15
	Res/Com	None	1 U/ 1/8 ac	25	200
Coulterville TPA	MF	Water/Sewer	Variable	7	70 (16)
	CC	Water/Sewer	Variable	5	50
	LC	Water/Sewer	Variable	8	80
	HC	Water/Sewer	Variable	20	200
TOTALS				156	1197
MOBILE HOMES					
Mobile Home Parks					
Mariposa TPA County-wide (outside TPA)	TR	Water/Sewer	Variable	15	Variable (17)
	RR	None	2 U/2 1/2 ac (1)	140	112 (18)
	RR	Water	2 U/2 1/2	1370	1096
	RR/with PRD	Water/Sewer	4 U/2 1/2 ac	79	126
	RR	None	2 U/2 1/2 ac	353	282
	RR	Water	2 U/2 1/2 ac	1700	1360
	RR	None	2 U/2 1/2 ac	350	280
	RR	Water	2 U/2 1/2	850	680
Within TPA-No Sp Countywide	RR	None	2 U/ 2 1/2 ac	2184	1747
	MH	None	2 U/5 ac	61,410	24,564
TOTALS				68,451	30,247
Mobile Homes on Individual Parcels	SAME AS SINGLE FAMILY				(19)
EMERGENCY SHELTERS					
	SAME AS MULTI-FAMILY				(20)

Note: Footnotes are included in Appendix C

Source: Mariposa County Planning Department

Chapter III

Constraints and Issues

This chapter examines various factors that influence housing production or rehabilitation.

GOVERNMENTAL CONSTRAINTS

Local governments have little if any influence on the national economy or on federal monetary policies. It is these two factors that influence, more than anything else, the cost and affordability of housing. However, local governments can play a role by assisting private enterprise build housing, monitoring housing conditions and by periodically reviewing their regulations to determine if they constrain production or add unnecessary costs to the price of a home. These issues are discussed below:

Permit Process

The permit process can have a significant impact on housing production and costs. Lengthy review periods can increase costs because material prices can rise and interest payments must be made. It can also lead to frustration and create the impression that local government is unwilling to cooperate with private industry to produce housing. As a result, builders may choose to avoid working in these areas and the citizens of the County will suffer the loss of jobs and housing.

According to the Planning Department, most permits can be processed in three to four months if an environmental impact report (EIR) is not required. The processing time is well within the time limits established by the Permit Streamlining Act (Public Resources Code Section 21100 et.seq.).

The Building Department indicates that in most instances, permits for new housing, rehabilitation or additions can be approved in about seven to ten working days. These permit processing times seem very reasonable and involve about the same amount of time other counties take to process building permits.

Permit Fees

Permit fees are established by local governments to recover all or part of the cost of processing permits. In the aftermath of Proposition 13, many local governments increased fees and almost regularly adjust them. Most local governments justify their fee increases on the post Proposition 13 philosophy that those who receive services should pay for them.

In most instances, builders add the cost of permit fees to the cost of their housing units, therefore it is the consumer that ultimately pays and is most affected if permit fees are excessive. In order to determine whether the County's fees are reasonable, a comparison between Mariposa County's fees and the average fees for three counties was made. Table 14 shows that a sample of the County's fees are slightly above and below the three county average for similar permits. However, the fees seem reasonable and should not unduly affect housing costs.

TABLE 14
Comparison of
Permit Fees

	Mariposa County	3 County Average
Gen. Plan Change	\$340+	\$266
Zone Change	\$340+	\$220
Use Permit	\$240+	\$133
Parcel Map	\$258	\$306
Subdivision Map	\$260+	\$306

Note: Mariposa County's Fee Ordinance contains a provision that allows the County to recover the full cost of services for major projects.

SOURCES: Mariposa, Inyo, Lake and Lassen Counties' Fee Schedules.

School Impact Fees

Under a recent law (AB 2926) school districts are allowed to assess up to a total of \$1.53 per square foot of new residential construction to help finance the construction of new school facilities. School impact fees will soon be charged in Mariposa County. While schools are an important part of the community, the fees add to the price of new rental or owner occupied housing. In Table 17 the costs of building a 1,500 square foot home in Mariposa County were estimated. Based on \$1.53 per square foot the AB 2926 fee added nearly \$2,300 to the cost of the house used in the example.

Zoning

Mariposa County adopted a new Zoning Ordinance in 1988 which implements the land use classifications of the General Plan. The Zoning Ordinance designates 18 County wide zones in addition to five overlay zones. Each zone/classification sets specific standards for development including minimum parcel size, number of homes permitted on each parcel, and the permitted, conditional and prohibited uses.

The general plan for Mariposa County designates 11 communities throughout the county as Town Planning Areas (TPA) where commercial and higher density residential development is considered appropriate. Each area is expected to eventually adopt a specific plan to regulate development within each specific plan area. The communities of Mariposa, Fish Camp, Coulterville and Wawona have adopted specific plans which set specific standards on development including minimum parcel size, number of homes permitted per parcel, setbacks, and land use. The Zoning Ordinance adopted the land use standards set forth in these four specific plans and therefore, these communities have land use classifications/zones that are distinct from other areas of the county.

The residential zones contained in the zoning ordinance and specific plans are identified in the land availability data shown in Tables 12 and 13.

- Although the ordinance contains a number of zones and specific plan standards there are many common features to the regulations which influence housing. For example, the ordinance permits second housing units in every residential district provided that the secondary residence conforms to all health, safety and setback regulations.

The ordinance also permits mobile homes on any parcel that allows a residential use. Use permits or any other special permit requirements are not necessary as the ordinance views mobile homes in the same regard as a stick built single family dwellings. There are a few exception to this but they are related to two historical districts which have restrictions related to historical design and materials. Most mobile homes would not meet these criteria. The land inventory data shown on Tables 12 and 13 indicates that there are over 300,000 acres of vacant land that could accommodate mobile homes based on existing zoning and specific plan standards.

The ordinance normally requires two parking spaces per housing unit. Although the parking standard may seem slightly high, especially for multi family units the requirement is based on the need to keep cars from parking on public streets. In many parts of Mariposa County, county maintained roads are often narrow and steep. Snow removal equipment would have a difficult time removing snow from these roads if obstructions, such as parked cars, were constantly in their way.

With one exception, the ordinance contains no lot coverage requirements which requires either a minimum or maximum amount of coverage. The one exception, is in the Wawona Specific Plan area which has a maximum lot coverage of 40 percent or 4,000 square feet whichever is smaller. The restriction affects only a small number of lots (approximately 50) and was imposed because the lots in this area are small.

In residential zones, the ordinance requires side yard setbacks to be either 25 feet

from the property line or 10 percent of the width of the lot. Thus, on a lot with a 60 foot width the set back would be six feet on each side. The front yard setback is required to be 25 feet from the property line or 50 feet from the centerline of any existing or future local roadway. These set back requirements still permit a wide choice in determining the location for building envelopes and also allows the use of a sizable portion of the lot for construction purposes. As allowed by state and local regulations, variances to these set back requirements can be obtained if there are physical problems associated with the site that would require building within these setbacks.

Lastly, the ordinance contains no park land dedication requirement or fee which could reduce the amount of land available for new development or influence its cost.

Subdivision Map Act Process and Approvals

The process of taking a large piece of property and dividing it into smaller building sites is called "subdivision" and can be one of the first steps in building new housing. Subdividing land is regulated by the State Subdivision Map Act (Section 65411 et seq.) and local subdivision ordinances. The Map Act establishes the framework for the subdivision process and the local subdivision ordinance contains the technical design standards and requirements lots must conform to. Subdivisions are regulated to varying degrees depending on the number of lots that are created. Subdivisions creating four or less lots (Minor subdivision) are usually not required to meet as stringent standards as subdivisions creating five or more lots (Major subdivision).

According to the Planning Department, the approximate processing time for subdivisions is about two to three months, depending on their complexity.

From 1985 to 1988, a total of 130 applications for minor and major subdivisions were submitted. A review of the applications shows that of 117 applications for minor subdivisions, 105 were approved. The remaining applications were withdrawn by the applicant or were still going through the permit process when this document was being prepared. Of 13 major subdivisions, nine were approved. The remaining applications were withdrawn by the applicant or are still being processed. Virtually all of the minor or major subdivision applications were approved.

Based on the processing time and the high rate of approvals, it does not appear that the Subdivision Map Act process, as administered locally, creates obstacles in the housing process.

Condominium Conversions

Under Section 66427.2 of the Subdivision Map Act, the General Plan consistency

requirement for tentative subdivision maps does not apply to condominium projects which do not result in the addition or construction of new units unless the General Plan or Specific Plan contains definite objectives and policies specifically directed to condominium conversions. The County currently does not have any condominium conversion policies in its General Plan or Specific Plan. If the County chooses to regulate condominium conversions through its General or Specific Plan it must decide what their policies should be and include them in their planning documents.

Building Construction Standards

The County has adopted the provision of the Uniform Building, Plumbing, Mechanical and Electrical Codes and the Energy Conservation Standards set forth in Title 24 of the California Administrative Code.

Enforcement of the Uniform Codes is delegated to the Building Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction.

On and Off-Site Requirements

Mariposa County has no established fees for on or off-site requirements such as drainage or road improvements. Instead it requires each land developer to mitigate only the problems that their subdivision or project creates. To illustrate, if a subdivision in an area where drainage may be a problem, it will require the developer to mitigate the problem so it will not adversely affect surrounding properties. However, if drainage is not a problem the County will not require special measures. For roads, the County will require only those on and off-site improvements that will result in an efficient and safe road system.

California Environmental Quality Act (CEQA)

All state and local agencies are required to evaluate the environmental effects of all discretionary projects before approving them. According to State law, whenever a project is found to have a significant environmental impact, an environmental impact report (EIR) must be prepared. The level of the complexity of the EIR depends on the magnitude of environmental impacts identified and the methods available to mitigate them.

The time required to prepare an EIR varies with the proposed project. Large projects having many significant impacts take much longer to prepare than projects with only a few impacts. While EIR's can be time consuming, not much can be done to reduce the time required to prepare them. For example, State law establishes specific

minimum time periods for the review process. While the preparation time for EIR's may be compressed, hastily prepared documents, especially involving controversial projects, can result in lawsuits and tie up projects for years while the courts decide the merits of the legal proceedings.

Williamson Act

In 1965 the State enacted the Land Conservation Act (Williamson Act) to halt the rapid conversion of agricultural land to urban uses. The Act allows landowners to voluntarily enter into a contract with the County which provides them with tax benefits in exchange for agreeing to maintain their land in an agricultural use for a ten year period. Each year the contract is automatically renewed for an additional ten years unless the property owner files a notice of non-renewal. The notice terminates the contract ten years from the date it was filed. Another method for removing land from the Williamson Act is by immediate contract cancellation. However, recent court rulings have placed very stringent requirements on cancellations, making it difficult for local governments and land owners to cancel contracts once they are in place.

The County has over 163,054 acres enrolled in the Williamson Act. Because the Act restricts the land for agricultural or related uses, it precludes land from being developed into intensive uses such as housing.

The Williamson Act has played an important role in preserving agricultural land. However, since State law and court rulings regulate the withdrawal of land from the Act, changes in State law are necessary before land can be easily removed and developed into more intensive urban uses.

Forest Taxation Reform Act

In 1976, the California Legislature enacted the Forest Taxation Reform Act to promote prudent and responsible forest resource management. In addition to restructuring the method of taxing timber and timberland, the Act is designed to discourage premature or unnecessary conversion of timberland to urban uses and to prevent the extension of urban services into timber areas.

To protect timberland from conversion to urban uses, the Act requires cities and counties to identify timberland and to adopt Timberland Production Zoning (TPZ) which restricts the use of the land to timber production and other compatible open space uses. The TPZ system utilizes the Williamson Act concept of ten year rolling zoning. Each parcel is initially zoned TPZ for ten years but as each year passes, an additional year is added to maintain the ten year period.

Once a parcel is zoned TPZ, it may be rezoned for another use by two methods. The

first is normal rezoning, initiated by the landowner or the local government. In this case the Board of Supervisors have complete discretion but the rezoning is not effective for ten years. The second method is immediate rezoning which can be initiated only by the property owner. For rezonings involving fewer than three acres, the Board of Supervisors can approve rezoning. Rezoning larger than three acres must be approved by the Department of Forestry.

Mariposa County currently has about 11,606 acres in TPZ. Since the policy and procedures for placing land into and removing land from TPZ is governed by State law, there is little the County can do to free up this land for urban development. As a result, any changes to the amount of land placed into or changes in the procedures to remove land from TPZ must be made at the State level.

TABLE 15
Mariposa County Land Ownership

Ownership	Acreage	Percent of Total
Private	448,258	48
Federal	474,352	51
Yosemite National Park	247,281	
National Forests (1)	173,894	
Public Domain (2)	52,469	
Other	708	
State	4,923	< 1.0
County	3,532	< 1.0
Other Public and Quasi Public	135	< 1.0
Public Total	482,942	52
Total	931,200	100.0

Source: Public Land Ownership In California, 1975

Federal, State and Local Government Land Ownership

Although Mariposa County is a relatively large County, much of the land within its borders is unavailable for housing by private development because much of the County's lands are controlled by various public agencies. Federal agencies such as the National Parks Service, Forest Service, and the Bureau of Land Management and other federal agencies control about 474,352 acres or about 51 percent of the County's

land area. An additional 4,923 acres is under State control. Land under the jurisdiction of the County and other public agencies accounts for for 3,667 acres.

As a result, the Board of Supervisors governs about 448,258 or about 48 percent of the total land area. If Williamson Act land and land zoned TPZ is excluded, the total land area is reduced an additional 174,660 acres. Since State policy limits the types of land uses allowed on these lands, the Board has discretion over 273,598 acres or about 29 percent of the total land area.

NON GOVERNMENTAL CONSTRAINTS

Environmental Features

Some land in Mariposa County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in this areas. These features include:

- Geologic Hazards

The most common geologic hazard that must be considered in Mariposa County is the potential for wet season landslides and rock falls where natural conditions have been altered by man. Soils on slopes of up to 50 percent contain the combination of factors which could pose landslide problems when man's activities are superimposed on natural conditions.

- Soils with Low Permeability Rates

Most parts of the County are not served with public sewer systems and therefore must rely on septic systems. In some parts of the County septic systems cannot be used because the soils have low permeability rates which prevent effective operation of septic tank systems.

- Excessive Slope

In areas of 30 percent or more, improvements for accessibility, site preparation and sewage disposal are very difficult. As a result these areas are generally avoided.

Interest Rates

Most persons have a good understanding about how interest rates affect housing affordability. The correlation is simple, as interest rates climb, so do monthly mortgage payments. As monthly mortgage payments rise, the number of persons who can afford housing diminishes.

To demonstrate the effects of high interest costs on housing affordability, the total monthly cost for a single family home with a \$60,000, 30 year mortgage at 12% is about \$688. If the interest rate is increased to 16% (16% represents the FHA rate for 6 months in 1981) and all other variables remain the same, the monthly cost is about \$878. The difference in the interest rate added \$190 to the monthly payment. If spending 25% of income for shelter, a household must have an income of at least

\$33,000 to afford the 12% loan and an income of at least \$42,000 to afford the 16% loan.

TABLE 16
Single Family Home Costs
\$60,000, 30 Year Mortgage

Interest Rate	Prin. & Inter.	Other*	Total
8%	\$440.26	\$71.36	\$511.00
12%	\$616.17	\$71.36	\$688.53
16%	\$806.86	\$71.36	\$878.22
20%	\$1,002.62	\$71.36	\$1,073.98

*\$54.69 Property tax and \$16.67 property insurance.

SOURCE: *California Housing Plan*, Department of Housing and Community Development, 1982.

Financing

Finding a lending agency willing to lend money to home buyers or home builders is sometime a problem in rural areas. Local financing agencies, because they serve a small market may not always have the capital to lend at favorable rates. Reputedly, larger banks that have branches statewide may prefer to lend money in larger urban areas where the economy tends to be more robust and more stable. As a result, home buyers or builders may find it more difficult to borrow in rural areas such as Mariposa County.

If such a practice occurs, it may not be in keeping with the spirit and intent of the Community Reinvestment Act. This act requires banks to lend to all economic areas they do business in. Changing this practice is beyond the scope of local governments. State agencies that regulate housing and banking activities are the appropriate agencies to study and determine the correct methods to solve any lending practices that may work to the detriment of rural area housing.

Construction Costs

The national economy which in the last decade has experienced increased inflation, has contributed to the high cost of housing. As a result the cost of land, material, borrowing and site preparation has increased dramatically over the last decade. These escalating costs have made it more difficult to purchase or rent housing. To demonstrate the cost of constructing a three bedroom, two bath home, Table 17 has

been prepared to show the cost of permit fees, labor, materials, improvements and land costs to build a 1,500 square foot single family house and a single unit of a four-plex. The table also shows the approximate cost of placing a mobile home on a lot.

TABLE 17
Cost of Building A Single Family or Multi Family Unit
Or Placing a Mobile Home on a Lot

ITEM	Single Fam. Unit	Mobile Home	1 unit of 4 plex
Permit Fees	\$535	\$250	\$386
- School Impact Fees	\$2,295	\$2,203	\$1,377
Construction (50% Materials & 50% Labor)	\$67,500	-	\$31,500
Unit Cost	-	\$30,000	-
Car Port and Decking	-	\$2,920	-
Well & Septic/Sewer & Water	\$6,500	\$6,500	\$1,500
Access and or Parking	\$2,500	\$2,500	\$1,600
Power	\$600	\$600	-
Land Cost*	\$25,000	\$25,000	\$15,000
Total	\$104,930	\$69,973	\$51,363

* Land cost can vary considerably and is included for illustrative purposes only.

Notes: Costs of a single family unit or mobile home assumes building or placing the unit in an area where community sewer and water service are not available. School impact fees will be in effect in November of 1988. Cost of a single family dwelling are based on a typical 1,500 sq. foot house. Cost of mobile home is based on a 24x60 foot unit. Smaller or less well equipped mobile homes would lower the cost. Placing the mobile home in a mobile home park would also lower the cost. Land and access costs for 4 plex is one-fourth the entire cost.

SOURCE: Coldwell Banker & Collins & Castrillo

SERVICES

Water Supply

The lack of a reliable water supply is a major constraint in meeting local housing needs. The situation is severe in most areas of the County. Homeowners outside the service district of a public agency providing water service must depend on individual wells. Wells may not always provide a reliable water source and there are no guarantees that water will be found each time a well is dug. Within the County there are three areas served by a community type water system. The areas where a community type water system is available and their present supply situation are as follows:

- Mariposa TPA

The Mariposa Public Utility District (MPUD) serves an 873 acre area with over 450 hookups in and around the Mariposa TPA. The District has two principal sources of water supply; Stockton Creek Reservoir and one well.

The District serves two areas. Zone one is a 320 acre area primarily within the Mariposa TPA. Within this zone the District provides new water hookups without any restrictions. Much of this area is already developed and there is only a limited amount of vacant parcels that the District can serve.

Due to water shortages the District is not allowing any new hookups for water service in zone 2 which is a 553 acre growing area comprising the northerly portion of the Mariposa TPA. Individuals can however, put in their own well system should they have the financial resources and if their land meets certain County requirements. The District is working on purchasing a private water system from a mobile home park and drilling two new wells before the end of this year. To meet longer range water needs the District is participating in a feasibility study to pump and deliver surface water which may be available from the Merced River which is seven miles from the District's existing facilities. The study is currently being reviewed by the County Public Works Department and District staff. It is recommended that the County assist the District in providing the necessary financial assistance and resource allocation to complete this project to meet the long range water needs of the District.

- Yosemite West and Coulterville

The Mariposa County Public Works Department administers the water systems for Yosemite West and Coulterville. The Yosemite West area secures its water by wells and is not currently denying new hookups as they have done in the past few years. Coulterville obtains its water from water wells and is currently not

restricting hookups.

- Ponderosa Basin

The Ponderosa Mutual Water Company provides service to over 200 customers in the Ponderosa Basin area. The District has ten wells and a 500,000 gallon storage tank. The company has adequate capacity to meet long term needs in the basin.

-

Community Sewer Service

Within Mariposa County there are five community sewer systems in operation. The largest of the systems is operated by the Mariposa Public Utility District (MPUD) and the remaining four are operated by the Mariposa County Public Works Department.

MPUD serves an 873 acre area with over 450 hookups and 540 customers in and around the Mariposa TPA. The District provides secondary waste treatment through an oxidation ditch and pond system. The treatment plant has a design capacity of 610,000 gallons per day but is currently handling only about 100,000 gallons per day. MPUD has more than adequate treatment capacity but is suffering from the lack of sewer mains in portions of the north and northwestern sections of the District (Zone II). Persons wishing to build in areas not served by sewer lines must appeal to the Board of Directors the requirement that all new homes be hooked up to the public sewer system. If the Board approves the appeal, the applicant must agree to provide their own system and hook up to the public sewer system once new sewer lines are installed. MPUD is currently investigating the feasibility of establishing an assessment district to provide the funding for new sewer mains as well as replacement of older lines within the District. The situation is complicated by the small size of MPUD and the relatively high cost of providing assessment district financing.

The Mariposa County Public Works Department provides public sewer service to the Coulterville, Don Pedro, Mariposa Pines and Yosemite West areas of the County. All four systems have adequate capacity to meet current and to some extent anticipated future needs. However, it should be noted that while the Mariposa Pines Sewer Plant has capacity to serve the remaining small lots within the original Mariposa Pines Subdivision, it does not have any capability for expansion to serve additional areas. All four sewer service zones require public sewer hook up as a precondition to construction or placement of a new home.

HOUSING ISSUES

Non Profit Housing Organizations

A non profit housing development agency constructs or rehabilitates housing for people who cannot afford to pay for market-rate housing but whose incomes are above the poverty level. It does not construct public housing. Such an agency can be a major source of meeting local housing needs by such means as packaging development projects for local developers and assisting groups of families build their own homes through their own labor. In some cases the agency actually is involved in all phases of a development including finding an area with an approved tentative map, buying the land, obtains loan commitments, supervising the construction and finding qualified owners. The end result may be an owner occupied unit at a cost savings of up to 20 percent over what comparable homes are sold for.

Self-Help Enterprises is a non profit housing development corporation that provides financial and technical assistance for the construction and rehabilitation of housing. The agency which has been in operation since 1965 serves the seven Central Valley counties of Fresno, Kern, Kings, Madera, Merced Stanislaus and Tulare. The agency which maintains offices in Madera and Visalia is financed through grants from the Farmers Home Administration, California Self Help Housing Program and HUD Small Cities Community Development Block Grant Program.

The staff of Self Help Enterprises have indicated their willingness to discuss the services they could provide to Mariposa County. They have indicated that Mariposa County would be a logical extension of their service area since the County is served by the Merced office of the Farmers Home Administration. Conversations with Mariposa County staff indicated that several years ago there were discussions with Self Help Enterprise's staff but no action requesting assistance was ever undertaken. In view of Self-Help Enterprises proven track record, the Board of Supervisors should request Self Help Enterprises to make a presentation to explain the services they could provide and the steps necessary to have them begin work in the County.

Economic Development

Although unemployment levels are relatively low, wages in the area are low and there are many seasonal jobs. These indicators point to the need for economic development. The County's assets of inexpensive land, and proximity to major markets make it a potentially attractive area for new business and industry. However, the County lacks a clear statement of economic development policy and a plan for how to implement it.

Mariposa County was eligible for assistance from the U.S. Department of Economic Development Administration (EDA) until 1982. This program provides grants for public works projects and special economic development projects to local governments and other entities. To be eligible again for assistance, the County must set up an Overall Economic Development Program (OEDP) Committee consisting of members from business, industry, agriculture, the unemployed and other groups.

The committee must then prepare an Overall Economic Development Program which analyzes the area's economy, resources and constraints and sets down a strategy for economic development. The plan must then be submitted, approved and periodically updated to maintain EDA eligibility.

The County's principal means of assisting existing and attracting new businesses is the Chamber of Commerce. The Chamber is funded largely through the general fund. The Chamber's objective has been to provide on going assistance to existing businesses. The Chamber has a number of useful programs including current issues seminars for existing businesses, an economic profile of the County for new industry, and is currently developing a listing of all County businesses by function.

The County has recently taken several major steps towards developing an economic development strategy. One is the County's adoption of liberal home cottage industry standards. These standards are contained in the County's Zoning Ordinance and allow trades and industries, which are not detrimental to the district or surrounding residents, to exist in many of the County's zoning districts. The County's new budget also contains funds to hire a consultant to identify new areas for commercial and industrial development that are consistent with the general plan and revised zoning ordinance. Additionally, the project will involve working with a committee of citizens and elected officials to develop a plan to attract new business and industry to the County.

In addition to the steps that the County is already taking, it is recommended that the County investigate two additional areas. County staff should be directed to explore the feasibility of reestablishing eligibility for funding assistance from the Economic Development Administration (EDA). Eligibility could provide important financing of public works projects and/or special planning studies. It is also recommended that the Board explore the possibility of hiring a part-time business development specialist trained in public relations and economic development to be a focal point for helping attract new industry to the County. With the designation of a lead person with the objective of working to attract new industry the County's possibility of success should be strengthened.

Yosemite Housing

As indicated in the employment and income sections of this document (pages 7-9),

6.000 CONSERVATION ELEMENT

6.100 INTRODUCTION

The Conservation Element of the Mariposa County General Plan emphasizes the conservation and management of economically productive natural resources. Policies and standards of this element are integrated with both the Land Use and Open Space Elements of the Mariposa County General Plan.

California State Government Code Section 65302 (d) directs the County to develop:

"A CONSERVATION ELEMENT FOR THE CONSERVATION, DEVELOPMENT, AND UTILIZATION OF NATURAL RESOURCES INCLUDING WATER AND ITS HYDRAULIC FORCE, FORESTS, SOILS, RIVERS AND OTHER WATERS, HARBORS, FISHERIES, MINERALS, AND OTHER NATURAL RESOURCES. THAT PORTION OF THE CONSERVATION ELEMENT INCLUDING WATERS SHALL BE DEVELOPED IN COORDINATION WITH ANY COUNTY-WIDE WATER AGENCY AND WITH ALL DISTRICT AND CITY AGENCIES WHICH HAVE DEVELOPED, SERVED, CONTROLLED OR CONSERVED WATER FOR ANY PURPOSE FOR THE COUNTY OR CITY FOR WHICH THE PLAN IS PREPARED. THE CONSERVATION ELEMENT MAY ALSO COVER:

- (1) THE RECLAMATION OF LANDS AND WATERS.
- (2) FLOOD CONTROL.
- (3) PREVENTION AND CONTROL OF THE POLLUTION OF STREAMS AND OTHER WATERS.
- (4) REGULATION OF THE USE OF LAND IN STREAMS CHANNELS AND OTHER AREAS REQUIRED FOR THE ACCOMPLISHMENT OF THE CONSERVATION PLAN.
- (5) PREVENTION, CONTROL, AND CORRECTION OF THE EROSION OF SOILS, BEACHES, AND SHORES.
- (6) PROTECTION OF WATERSHEDS.
- (7) THE LOCATION, QUANTITY AND QUALITY OF THE ROCK, SAND AND GRAVEL RESOURCES."

Within the Conservation Element of the Mariposa County General Plan, those natural resources considered economically productive are as follows:

- (1) Water and its hydraulic force.
- (2) Forests and agricultural resource lands.
- (3) Mineral resource lands.
- (4) Wildlife habitat and scenic resource areas.

- (c) Utilization of County 1911 and 1913 Bonding Authority may be deemed appropriate for financing such required public facilities costs in support of the housing project provided that at least 50% of the proposed units are set aside exclusively for moderate income households.
 - (d) The number of units that may be approved subject to these provisions for moderate income households, should be proportionate to, or in any event shall not exceed, the expansion in the County's average annual labor force in any previous year according to Employment Development Department Statistics.
- 4. County development processing and or inspection fees (including building fees) shall be waived or reimbursed for any project approved under provision 1 through 3 above in a percentage directly related to the number of units reserved for applicable target population.
 - 5. Priority or "Fast Tract" permit processing shall be applied to any project proposed under provision 1 through 3 above.

C. Housing Element Implementation Responsibilities

The above policies and standards shall be administered by the Mariposa County Planning Commission under the authority and at the direction of the Mariposa County Board of Supervisors.

6.000 CONSERVATION ELEMENT

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Within the Conservation Element of the Mariposa County General Plan, those natural resources considered economically productive are as follows:

- (1) Water and its hydraulic force.
- (2) Forests and agricultural resource lands.
- (3) Mineral resource lands.
- (4) Wildlife habitat and scenic resource areas.

is served with MPUD (district) sewer and by private water company. The district has been considering purchasing the water company.

11. Many Commercial zones within Mariposa TPA also allow residential development including Professional Office, Commercial, Neighborhood Commercial, Light Commercial, Central Commercial, and General Commercial. Although single-family development is permitted it is unlikely that market conditions would result in new residential development in these areas thus they are not itemized.

12. Many existing parcels below minimum parcel size in Fish Camp.

13. Wawona is substantially developed, most parcels are existing and substantially below minimum parcel size.

14. Mariposa TPA Specific Plan permits multi family development at a density of 4000 sq ft for first unit plus 1 unit per 1500 sq ft. Parking and other requirements indicate a reasonable estimate is 10 units per acre.

15. Private water company provides service to this area, MPUD provides sewer service. Multi-family or mobile home park density to be set through PUD and conform with minimum lot area specifications for "these uses generally".

16. Assumes development at 10 units per acre.

17. Private water company in area provides water service to parcels in vicinity and a public district provides sewer service. Mobile Home Park development would be subject to a Planned Residential Development. Zone also permits multi-family and single-family development.

18. Zoning Ordinance provides for double the density of the Mountain Home (5 ac) and Rural Residential Zone (2 1/2 ac) with an approved Planned Residential Development if community water and sewer are available or proposed. For example, in the Mountain Home zone a total of 4 units per 5 acres could be developed. A community sewer and water system would need to be developed in conjunction with the project. Totals do not take into consideration that many acres within RR zone are located with existing subdivisions and C C & Rs would not allow resubdivision and mobile home park development.

19. County ordinances do not prohibit mobile homes on private parcels. Two historical districts (Coulterville and Mariposa) have design criteria that restrict development to historical design and materials. Most mobile homes would not meet the criteria. A few subdivisions have rigid C C & Rs prohibiting mobile homes although a mobile home on a foundation is normally permitted. Totals for these areas are insignificant when compared to the County-wide inventory.

20. Emergency shelters would be permitted anywhere multi-family is allowed.

FOOTNOTES FOR TABLES 12 & 13

Overall Note: Many zones permit single family, multi-family and mobile homes. Columns have not been totaled for mobile homes and emergency shelter to avoid double counting. Some duplication exists between single family and multi-family.

1. 1 1/4 acre parcels are predominantly existing parcels created prior to General Plan. RR is a 2 1/2 acre minimum parcel size except with an approved Planned Residential Development. Estimates do not include 1200 acres of RR zoned property in the Lake Don Pedro area where a subdivision of over 200 parcels has been approved. This protect includes a golf course and is expected to be served by district water and sewer.
2. Although zoning permits 2 units per parcel without a sewer system it is unlikely that any 1 1/4 acre parcels would be allowed to construct two homes without off-site sewer thus 1 unit per parcel is used to calculate potential units.
-
3. Consists of existing lots in two mountain subdivisions. Many existing parcels are below 1 1/4 acre.
4. Some subdivision C C & Rs allow only one home per lot, totals have taken this into consideration.
5. General Forest and Mountain General zones allow two residences per 40 acres plus secondary residence.
6. Agricultural Exclusive zone allows farm worker employee housing plus, two residences per 160 acres in addition to a secondary.
7. Assumes Health Dept. would approve development of a 12,000 sq. ft. lot without off-site water or sewer service. It is likely they would not and would require off-site sewer prior to approval of a development permit. The Planning Commission would also require off-site water and sewer prior to approval of any land division as per subdivision ordinance.
8. Development potential analysis does not consider terrain constraints that could result in significantly less development potential. Secondary units in all residential zones requires a conditional use permit. Totals assume use permit would be granted.
9. Within MPUD sphere, totals assume water & sewer will be extended to this property.
10. Transitional Residential zoned property may also be developed as multi-family or mobile home park with Planned Residential Development. Most of this property

Appendix C

Land Availability Footnotes

Travel Trailers	6	5	1	0
Multiple Family	0	0	0	0
<u>F. Bear Valley</u>				
Total Dwelling Units Surveyed	64	%		
Good	55	85.9		
Deteriorated	6	9.4		
Dilapidated	3	4.7		
Housing Type Conditions		1	2	3
Single Family	40	31	6	3
Mobile Homes	18	18	0	0
Travel Trailers	6	6	0	0
Multiple Family	0	0	0	0
<u>G. Coulterville</u>				
Total Dwelling Units Surveyed	94	%		
Good	78	83.0		
Deteriorated	11	11.7		
Dilapidated	5	5.3		
Housing Type Conditions		1	2	3
Single Family	62	47	10	5
Mobile Homes	21	20	1	0
Travel Trailers	11	11	0	0
Multiple Family	0	0	0	0

C. Mt. Bullion

Total Dwelling Units Surveyed	61	%		
Good	44	72.1		
Deteriorated	12	19.7		
Dilapidated	5	8.2		

Housing Type Conditions		1	2	3
Single Family	40	26	10	4
Mobile Homes	17	16	1	0
Travel Trailers	4	2	1	1
Multiple Family	0	0	0	0

D. Mariposa

Total Dwelling Units Surveyed	397	%		
Good	328	82.6		
Deteriorated	51	12.8		
Dilapidated	18	4.5		

Housing Type Conditions		1	2	3
Single Family	246	178	50	18
Mobile Homes	80	80	0	0
Travel Trailers	5	4	1	0
Multiple Family	66	66	0	0

E. Bootjack

Total Dwelling Units Surveyed	140	%		
Good	130	92.9		
Deteriorated	7	5.0		
Dilapidated	3	2.1		

Housing Type Conditions		1	2	3
Single Family	107	97	7	3
Mobile Homes	27	27	0	0

2. Housing Condition Breakdowns for Sub-Areas

This sections gives statistics on housing types and conditions surveyed in each of the sub areas. The first section shows information for Cathey's Valley. This shows that there were 93 total dwelling units surveyed in Cathey's Valley. 73, or 78.5% of these were rated as being in good condition. Under the Housing Type Conditions section, there were 58 single family units surveyed. 38 of these were in good condition, 16 were in need of rehabilitation and 4 were in need of replacement. The conditions are coded by the numbers 1, 2 and 3 for good, needs rehabilitation and needs replacement, respectively.

A. Cathey's Valley

Total dwelling units surveyed:	93	%		
Good	73	78.5		
Deteriorated	16	17.2		
Dilapidated	4	4.3		
Housing Type Conditions		1	2	3
Single Family	58	38	16	4
Mobile Homes	30	30	0	0
Travel Trailers	2	2	0	0
Multiple Family	3	3	0	0

B. Bridgeport

Total dwelling units surveyed:	105	%		
Good	84	80.0		
Deteriorated	17	16.2		
Dilapidated	4	3.8		
Housing Type Conditions		1	2	3
Single Family	69	52	14	3
Mobile Homes	31	27	3	1
Travel Trailers	5	5	0	0
Multiple Family	0	0	0	0

Needs Rehab:	113;	% of total s.f. 18.2%;	% of total d.u.	11.8%
Needs to be replaced:	40;	% of total s.f. 6.4%;	% of total d.u.	4.2%

B. Mobile Homes (m.h.)

Total dwelling units: 224

Good Condition:	218;	% of total m.h. 97.3%;	% of total d.u.	22.9%
Needs Rehab:	5;	% of total m.h. 2.2%;	% of total d.u.	0.52%
Needs to be replaced:	1;	% of total m.h. 0.45%;	% of total d.u.	0.1%

C. Multiple Family (m.f.)

Total dwelling units: 69

Good Condition:	69;	% of total m.f. 100%;	% of total d.u.	7.2%
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D. Travel Trailers (t.t.)

Total dwelling units: 39

Good Condition:	35;	% of total t.t. 89.7%;	% of total d.u.	3.7%
Needs Rehab:	3;	% of total t.t. 7.7%	% of total d.u.	0.31%
Needs to be replaced:	1;	% of total t.t. 2.6%	% of total d.u.	0.1%

Mariposa County Housing Condition Survey

Note: dwelling units (d.u.) include single family detached dwellings, multiple family dwellings, mobile homes and travel trailers (that appear to be used as a residence as opposed to being in storage). The terms deteriorated and dilapidated are used interchangeably with "needs rehabilitation" and "needs replacement", respectively.

Housing Type Totals for Entire Survey Area

Total number of dwelling units surveyed:	954
Single family:	622; Percentage of total: 65.2%
Mobile homes:	224; Percentage of total: 23.5%
Multiple family:	69; Percentage of total: 7.2%
Travel trailers:	39; Percentage of total: 4.1%

1. Housing Condition Breakdown for Entire Survey Area

This table shows a breakdown of housing conditions for the entire survey area. The first row shows that 791 dwelling units (including single family, mobile homes, multiple family and travel trailers) were in good condition. This is 82.9% of the total 954 dwelling units surveyed. Therefore, it "might" be said that approximately 83 percent of the dwelling units in the survey area are in good condition.

Total d.u. in good condition:	791; Percentage of total d.u.:	82.9%
Total d.u. in need of rehabilitation:	121; Percentage of total d.u.:	12.7%
Total d.u. in need of replacement:	42; Percentage of total d.u.:	4.4%

A. Single Family Units (s.f.)

This table shows housing conditions for single family residential units surveyed. It shows that there were a total of 622 single family units rated in the entire survey area; 469, or 75.4% of the 622 single family units were in good condition. Moving to the next row, it shows that 11.8 percent of the dwelling units in the survey area that need rehabilitation are single family units.

Total dwelling units (d.u.): 622.

Good Condition:	469; % of total s.f. 75.4%; % of total d.u.	49.2%
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Appendix B

Housing Conditions Survey

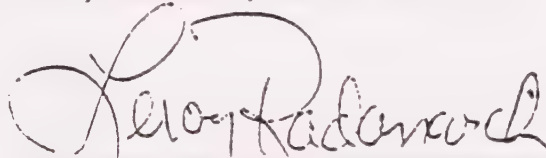
Mariposa County Resolution No. 87-420
Creating: The Mariposa County Housing Element Ad Hoc Advisory
Committee

provide guidance to the Planning Staff and to the Board of Supervisors relative to the preparation of the Mariposa county Housing Element; to review proposals and draft plans; provide input on policy issues relative to the preparation of the Housing Element; and additionally recommend to the Board of Supervisors whether or not a consultant should be retained by the County of Mariposa to prepare the Housing Element.

3. The Committee members shall be appointed by the Board of Supervisors and shall continue until replaced or the Committee is disbanded by majority vote of the Board of Supervisors.


PASSED AND ADOPTED this 27th day of October,
1987 by the Board of Supervisors of Mariposa County by the following vote:

AYES: BAGGETT, DALTON, ERICKSON, RADANOVICH
NOES: NONE
ABSENT: TABER
ABSTAINED: NONE



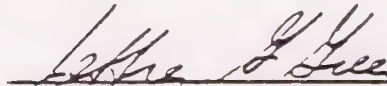
LEROY RADANOVICH, Chairman
Mariposa County Board of Supervisors

ATTEST:



MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM
AND SUFFICIENCY:



JEFFREY G. GREEN
County Counsel

MARIPOSA COUNTY RESOLUTION NO. 87-420

A RESOLUTION CREATING
THE MARIPOSA COUNTY HOUSING ELEMENT
AD HOC ADVISORY COMMITTEE

WHEREAS, the Planning Department has received a grant from the State for preparation of a new Housing Element requiring the Planning staff to prepare a Request For Proposal (RFP) for submittal to consulting firms to complete the plan, and

WHEREAS, the Planning Department has requested that the Mariposa County Board of Supervisors create a Housing Element Advisory Committee for purposes of providing guidance to the Planning staff and Board of Supervisors relative to the preparation of the Mariposa County Housing Element;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Mariposa county, a political subdivision of the State of California, as follows:

1. A committee is hereby created entitled "MARIPOSA COUNTY HOUSING ELEMENT AD HOC ADVISORY COMMITTEE"

2. The members of the Committee shall be as follows:

- a. One (1) member from the Board of Supervisors
- b. One (1) member from the Planning Commission
- c. One (1) staff member of the Planning Department
- d. One (1) staff member of the Social Welfare Department
- e. One (1) staff member of the Health Department
- f. One (1) staff member of the Building Division
- g. The Chairperson of the Housing Authority of the County of Mariposa
- h. One (1) representative from Senior Citizen/or Golden Agers Groups
- i. One (1) representative from the construction/contractors industry
- j. One (1) representative from the mobile home industry
- k. One (1) representative from the Board of Realtors of Mariposa County
- l. One (1) representative from the Mariposa County Farm Bureau
- m. One (1) representative from the Native American Council
- n. Three (3) members of the Title 17 Committee
- o. One (1) member from the Chamber of Commerce

2. The purpose of the Committee shall be to assist and

November 5, 1987

Appt. to Housing Element Ad Hoc Comm.

Page two

- g) The Chairperson of the Housing Authority of the County of Mariposa
Supervisor Taber
- h) One representative from senior citizen/or Golden Ageds groups
Irene Johnson
- i) One representative from the construction/contractors industry
Dave Clayton
- j) One representative from the mobile home industry
Cecil Rentfro
(We were unable to make contact with anyone else for this category)
- k) One representative from the Board of Realtors of Mariposa County
Tom Weidner
- l) One representative from the Mariposa County Farm Bureau
Angus Bullis
- m) One representative from the Native American Council
Nick Brocchini
- n) Three members of the Title 17 Committee
George Satterthwaite
Don Starchman
Kathleen Bagwell
- o) One member from the Chamber of Commerce
Jean De Young

Thank you for your consideration.

LR:mw

Mariposa County Board of Supervisors

DISTRICT 1..... ARTHUR G. BAGGETT, JR.
DISTRICT 2..... EUGENE P. DALTON, JR.
DISTRICT 3..... ERIC J. ERICKSON
DISTRICT 4..... LEROY RADANOVICH
DISTRICT 5..... GERTRUDE R. TABER



JOHN W. McCAMMAN
Administrative Officer
MARGIE WILLIAMS
Clerk of the Board
P. O. Box 784
MARIPOSA, CALIFORNIA 95338
(209) 966-3222

November 5, 1987

To: Board of Supervisors

From: Chairman Radanovich

- Re: Consideration of Appointments to the Mariposa County
Housing Element Ad Hoc Advisory Committee

I. SUMMARY:

At its meeting of October 27, 1987, the Board created the Mariposa County Housing Element Ad Hoc Advisory Committee by Resolution No. 87-420.

Appropriate notice has been given for the vacancies, and those who have been nominated or expressed interest in serving on this Advisory Committee are listed below each category.

II. RECOMMENDATION:

Appoint the following persons to represent the noted category of membership:

- a) One member from the Board of Supervisors
Supervisor Baggett
- b) One member from the Planning Commission
The Commission will select someone at their meeting on 11/6/87, and that name will be provided Tuesday.
- c) One staff member of the Planning Department
Larry Red
- d) One staff member of Social Welfare Department
Marilyn Coppola
- e) One staff member of the Health Department
Barry Bell
- f) One staff member of the Building Division
Susan Warner



Appendix A

Mariposa County Ad Hoc
Housing Advisory Committee

represented a broad cross section of the County and provided their recommendations prior to the review of the document by the Planning Commission or Board of Supervisors.

Programs:

12.1 The County will conduct public meetings and public hearings prior to the adoption of this element and will hold public hearings prior to its revision.

Responsible Agency: Planning Department

Time Frame: Prior to adoption and revision of Housing Element

12.2 The County will continue to maintain consistency between the Housing Element policies and other policies contained within the general plan.

Responsible Agency: Planning Department

Time Frame: Continuous

12.3 The County will adopt appropriate policies in its General or Specific Plans to regulate the conversion of condominiums.

Responsible Agency: Board of Supervisors

Time Frame: As Prepared

Objective Eleven: Eliminating Housing Discrimination

The County shall not allow discrimination to interfere with the attainment of its housing goals and objectives.

Findings:

Discrimination compounds the problems of individuals and families of low income and those with special housing needs. Discrimination in housing is illegal and State and federal laws already prohibit it. The County should play a role in preventing discrimination by referring persons with discrimination complaints to the State and federal agencies that are already established to deal with such issues.

Programs:

11.1 The County will direct persons with complaints of housing discrimination to the appropriate State and federal agencies that handle such complaints.

Responsible Agency: Welfare Department
Time Frame: Continuous

11.2 The County's Library and Welfare Departments will gather brochures and information about fair housing laws from State and federal agencies and they shall display notices that they maintain such information.

Responsible Agencies: County Library and Welfare Departments
Time Frame: Continuous

Objective Twelve: Citizen Participation and General Plan Consistency

The County will make a diligent effort to include all economic segments of the community in the development and revision of the housing element. In addition, the County will maintain the consistency of the housing element with the other elements of the general plan.

Findings:

Government Code 65583(c) requires local governments to seek citizen participation in the development of the housing element and to describe the effort as part of the overall housing program. Mariposa County in preparing this element scheduled several public hearings before the Planning Commission and Board of Supervisors prior to the adoption and revision of this element. In addition, the Board of Supervisors appointed a 16 member Housing Element Committee to work with the staff and consultant in the preparation of this document. The Committee

9.5 The County should fund a study in order to review this economic development problem in more depth and to suggest specific recommendations.

Responsible Agency: Board of Supervisors and Planning Department
Time Frame: By 1990

9.6 The County should explore the feasibility of reestablishing eligibility for funding assistance from the Economic Development Administration (EDA).

Responsible Agency: Board of Supervisors
Time Frame: Immediately

9.7 The County should consider hiring an economic development specialist to help attract new industry in the County.

Responsible Agency: Board of Supervisors
Time Frame: Determine in 1989-90 fiscal year budget

9.8 The County should continue to provide opportunities for rural home industries and rural home enterprises.

Responsible Agency: Board of Supervisors
Time Frame: Continuous

Objective Ten: Providing Emergency Housing

The County shall provide emergency shelter to persons in need of housing on a short term, emergency basis.

Findings:

For a variety of reasons, individuals and families may have need for emergency, short term housing. In providing emergency housing, the County does not have to operate or staff a specific facility but can make whatever arrangements it feels are necessary to provide shelter on a case by case basis.

Programs:

10.1 The County should apply for or encourage and assist a non-profit organization to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsible Agency: Welfare Department and non-profit organizations
Time Frame: Next funding cycle for emergency housing funds

Objective Nine: Increasing Home Ownership Opportunities

The County shall increase home ownership opportunities by encouraging economic development.

Findings:

For many, the basic problem hindering home ownership or improving their living situation is the lack of job opportunities. A high percentage of the wage and salary work force is employed in government, or tourism related jobs. This makes the County very vulnerable to cutbacks in local, state or federal government budgets or fluctuations in the economy which in turn affects the tourism industry. Census data also shows that many younger persons leave the County because of a lack of job opportunities. The possibility of home ownership for the unemployed or those with minimal paying jobs, is an impossible dream. Even renting a home of adequate size and quality is a near impossibility.

Programs:

9.1 The County will identify sites where new industries could be located with a minimum of delay in complying with environmental regulations.

Responsible Agency: Planning Department

Time Frame: Identification of sites should begin immediately

9.2 The County should apply for or seek qualified sponsors for economic development programs offered by State or federal agencies.

Responsible Agency: County Administrative Office or Chamber of Commerce

Time Frame: As opportunity arises

9.3 The County should examine ways to attract new industries such as creating an economic development office or advertising the benefits of Mariposa County in industry trade journals.

Responsible Agency: County Administrative Office or Chamber of Commerce

Time Frame: By fiscal year 1989-90 or sooner

9.4 The County should help high employment industries, interested in locating in the County, secure loan guarantees or other forms of assistance from State and federal agencies.

Responsible Agency: Board of Supervisors and County Administrative Office

Time Frame: As opportunity exists

7.7 The County will evaluate projects on an individual basis to determine whether day care facilities should be provided.

Responsible Agency: Board of Supervisors
Time Frame: Continuous

7.8 The County should continue to coordinate with the National Park Service and other agencies as a means of coordinating efforts to solve common housing problems.

Responsible Agency: Board of Supervisors
Time Frame: Continuous

Objective Eight: Minimizing Housing Costs by Reducing Energy Use

Mariposa County shall seek ways to reduce residential energy use as a means of minimizing monthly housing costs.

Findings:

Mortgage payments, insurance and taxes are not the only costs of operating a home. Utilities to light and heat homes are also necessary. Utility costs are rapidly consuming a greater portion of monthly housing costs.

In Mariposa County there are hot summers and cold winters and utility rates are rising. These costs have reached a level which makes it difficult for some homeowners to meet their monthly housing obligations. While the County has little say in regulating the costs of utilities, it can take steps to make housing more energy efficient and therefore less expensive to operate.

Programs:

8.1 The County will support and cooperate with for profit and non-profit groups and individuals offering home weatherization programs.

Responsible Agency: Welfare Department
Time Frame: Continuous

8.2 The County will encourage all new major subdivisions to be laid out with a solar efficient and energy saving design.

Responsible Agency: Planning Department
Time Frame: Continuous

Administrator's Office, Planning Commission and Board of Supervisors will determine which available State or Federal Housing programs the County will apply for in the next fiscal year. The "Housing Group" should also determine which Department will be responsible for preparing the application and administer the program. The representative from the Board of Supervisors shall act as the Chairperson.

Responsible Agency: The "Housing Group"

Time Frame: Yearly before each fiscal year.

7.2 The County will encourage non-profit and for-profit groups and individuals to include within their projects, housing units for special needs groups.

Responsible Agency: Planning Department

Time Frame: As opportunity arises

7.3 The County will encourage, support and assist non-profit and for-profit groups and individuals to apply for funds from available State and federal programs to provide special need type housing.

Responsible Agency: Board of Supervisors and Planning Department

Time Frame: Continuous

7.4 The County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist.

Responsible Agency: Planning Department

Time Frame: As opportunity arises

7.5 The County or non profit housing group should investigate the possibility of starting a shared housing program. This program matches an elderly person with another compatible person seeking housing. Grant funds are available from HCD to start up this program.

Responsible Agency: Welfare Department or non profit housing group

Time Frame: By 1991

7.6 The County will encourage non-profit and for-profit groups and individuals to provide low cost child day care facilities in appropriate areas of the County.

Responsible Agency: Board of Supervisors and Welfare Department

Time Frame: Continuous

Responsible Agency: Board of Supervisors and Building Inspection Department
Time Frame: Immediately

6.2 The County will enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.

Responsible Agency: Building Inspection Department
Time Frame: Continuous

6.3 The County should survey or request a special census in order to assess the condition of housing on a periodic basis. Additionally, the County may wish to participate in the neighborhood census program in order to determine the housing characteristics of specific areas of the County.

Responsible Agency: Planning Department

- Time Frame: Every five years, conduct a housing condition survey and request a special census. Participation in neighborhood census program occurs every ten years.

Objective Seven: Fulfilling Special Housing Needs

Mariposa County shall encourage the construction or placement of enough and types of housing units necessary to meet the needs of households with special housing requirements.

Findings:

The percentage of elderly persons in the County is higher than in the State as a whole. Many elderly persons live on fixed incomes and cannot afford high housing costs. Besides income problems, senior citizen's housing should be located in areas where a wide range of governmental, medical and commercial services are available. Not only does such a setting make it more convenient for them, but it can reduce the cost of traveling to obtain these services.

Handicapped citizens also face housing problems because most units are not constructed to make them accessible, or convenient for them to use. The County should encourage the construction of additional housing for the physically disabled. Female headed households with children also need special attention because they often have child care expenses that reduces their income and therefore their housing choices. By providing or encouraging low cost child care services, much could be done to address the housing needs of female headed households.

Programs:

7.1 On a yearly basis County staff and officials including, the Planning Director, Welfare Director and representatives from the Housing Committee, County

4.4 The County will adopt the Manufactured Home Construction and Safety Standards Act requirements. These requirements will only apply to new mobile home installation permits.

Responsible Agency: Board of Supervisors
Time Frame: By 1990

Objective Five: Conserving Existing Housing

The County or other public or private agency will, whenever possible, take steps to conserve the affordability of housing. The County will seek to maintain the affordability of 10 housing units over the next five years.

- 5.1 All rental rehabilitation programs undertaken that use public funds and/or that receive the County's assistance to obtain these funds, shall include provisions to insure that the rentals to be rehabilitated remain affordable (as defined by the State Department of Housing and Community Development) to the prospective or existing tenants for a term that is either:
- a. The initial term of the rehab loan or,
 - b. Five years, whichever is longer

Responsible Agency: Grant fund or loan applicant
Time Frame: Immediate and as grant and loan programs are developed

Objective Six: Maintaining Existing Housing Stock

Mariposa County shall also promote the idea that periodic home maintenance is good for the community.

Findings:

The housing condition survey shows that about 83 percent of the County's housing stock is adequate. However, unless regular maintenance is performed, the possibility of more housing falling into the rehabilitation category is greatly increased. When this occurs, these housing units can pose health and safety risks to their inhabitants and can rapidly deteriorate into a condition in which they should be replaced.

Programs:

6.1 The County should stimulate voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. This can be accomplished by encouraging local educational institutions to establish home repair clinics.

go. Additionally, the County should do all it can to ensure that rental housing that is rehabilitated remains affordable.

One way to establish a housing rehabilitation program is through the State Community Block Grant (CDBG) Program. Created by the Housing and Community Development Act of 1974, the CDBG program is targeted toward lower income households to improve housing and economic conditions. To ensure an efficient program, some local governments contract with other public or non-profit agencies familiar with rehabilitation programs to administer their CDBG programs.

Since the County has not yet adopted the Manufactured Home Construction and Safety Standard Act requirements for mobile homes there exists the potential that the County could become a "dumping ground" for older unsafe mobile homes. The County recognizes this situation and should take steps necessary to ensure that mobile homes are structurally sound and provide a safe living environment.

Programs:

4.1 The County shall apply or shall contract with a public or non profit agency to apply for State Community Development Block (CDBG) Grants in order to finance the rehabilitation of substandard homes in the County.

Responsible Agency: County Administrative Office
Time Frame: By the 1990 CDBG funding cycle

4.2 The County will begin identifying housing units that are beyond rehabilitation and will take steps to have these units removed. However, it will first make certain that adequate and affordable substitute housing is available for those persons who must be relocated. A non profit housing group can provide valuable assistance in this area by helping with relocation efforts and possibly constructing replacement units.

Responsible Agency: Building Inspection Department and/or non profit housing group
Time Frame: Once a non profit housing group begins to operate in the County or by Fiscal Year 1990-91

4.3 The County will encourage and assist non-profit and for-profit groups who demonstrate the ability and skill to undertake rehabilitation programs, to apply for State and federal funds for rehabilitation programs. Assistance will take the form of sharing information and submitting letters or resolutions on behalf of the applicants.

Responsible Agency: Planning Department
Time Frame: Continuous

Programs:

3.1 Whenever the County updates its zoning ordinance, general plan or specific plans, it shall ensure that enough land is set aside for all types of residential development.

Responsible Agency: Board of Supervisors

Time Frame: Upon revision of the zoning ordinance or general plan

3.2 The Planning Department will conduct land use surveys to identify vacant land that is residentially zoned or has residential potential and is served with water and/or sewer service. The Planning Department will use this information to identify lands that could support higher residential densities. The County will rezone an adequate supply of these lands to higher density residential uses if compatibility problems would not arise.

Responsible Agency: Planning Department, Planning Commission and Board of Supervisors

Time Frame: As community plans are prepared

3.3 The County will encourage and assist special districts to expand and improve their sewer and water service capabilities if such improvements are consistent with the County policies.

Responsible Agency: Board of Supervisors

Time Frame: As situation requires

Objective Four: Rehabilitation and Replacement of Existing Housing Stock

Mariposa County shall seek the rehabilitation of 50 housing units and the replacement of 30 housing units by 1992.

Findings:

According to the housing conditions survey about 637 housing units countywide are in need of rehabilitation and 230 units are in need of replacement.

It must be remembered that the County's housing stock is the result of housing being built over a long period of time and then falling into disrepair. It is impossible to rehabilitate or replace all of this housing in a short four year period.

Replacing housing must be done with care. Many of these units are probably the only affordable units available to low income citizens. Strict code enforcement and subsequent demolition may result in displacing residents, leaving them nowhere to

or moderate income or if ten percent of the units will be affordable to lower income households as provided in Section 65915 of the Governmental Code.

Responsible Agency: Planning Commission and Board of Supervisors
Time Frame: Continuous

2.4 The County will continue to allow second units in conjunction with single family residences.

Responsible Agency: Board of Supervisors and Planning Commission
Time Frame: Continuous

2.5 The County will continue to allow mobile homes in residential zoned areas and will not adopt unreasonable restrictions regarding their size or architectural features - which would prevent them from being placed in these areas.

Responsible Agency: Board of Supervisors and Planning Commission
Time Frame: Continuous

Objective Three: Providing Adequate Sites and Services

The County shall provide adequate sites and services by rezoning additional land for residential land use in or adjacent to TPA's and where feasible, assist in the expansion of water and sewer facilities.

Findings:

There is enough land designated in the general plan to easily accommodate the County's anticipated year 2000 population. In addition, the County is to a great extent, meeting the need for sites for low and moderate income housing by allowing mobile homes and second homes in residentially zoned areas.

Although there are sufficient sites to meet residential land use needs, some water and sewer agencies have experienced problems with the adequacy of their systems which could adversely affect the amount and type of residential development in the County. Although the Mariposa Public Utility District has ample sewer service capacity, it is currently experiencing water shortages which can only be rectified if additional water supplies can be secured. This includes drilling more wells, purchasing an existing private water system and for long term needs securing water from the Merced River. The county must cooperate and assist MPUD in securing additional water supplies if growth in the Mariposa TPA area is to continue.

households; and, 67 units affordable to moderate income households.

Findings:

The basic construction needs described are only one aspect of housing needs. To have an adequate housing supply, it must also be affordable to persons of all income levels. The Regional Needs Plan shows that 789 new units are needed by 1992 to accommodate the needs of very low to moderate income households.

The lack of a non profit housing authority in the area will inhibit the County's ability to meet these objectives. The County should encourage a non profit group to offer their services in the County. Non profit housing groups can in effect serve as a housing authority to the County and because of their expertise in the housing area they may be able to attract additional grant funds for housing related programs.

The County should also continue its policy of allowing second residential units to be constructed or added to existing single family dwellings. These types of units can be built for far less than new units and can provide a significant source of affordable housing. The County's policies of not restricting mobile homes will also help attain these objectives. The County should continue its policy that allows clustering of units based on the allowed density of the zoning. This will ensure full utilization of the development potential of a parcel of land.

Programs:

2.1 The County will actively encourage a non profit housing group to begin serving Mariposa County. The Board of Supervisors will invite non profit housing groups to discuss the services they offer and how they could operate cooperatively with the County.

Responsible Agency: Board of Supervisors

Time Frame: Within six months after adoption of the Housing Element

2.2 The County will encourage, support and assist non-profit and for-profit groups apply for funds from available state and federal programs to provide low to moderate income housing. The County will provide support services such as helping identify sites where low and moderate income housing will not conflict with existing development policies and expediting the processing of permits.

Responsible Agency: Planning Department

Time Frame: Continuous

2.3 The County will provide a 25 percent density bonus or equal incentives for those projects in which 25 percent or more of the units will be affordable to persons of low

HOUSING OBJECTIVES AND PROGRAMS

Objective One: Meeting Basic Construction Needs

Mariposa County shall encourage the construction or placement of 1,214 new housing units by 1992. To accomplish this objective, about 304 new units must be added annually over the next four years.

Findings:

- Providing 1,214 units by 1992 will require about 304 units on a yearly basis to keep up with anticipated population growth. For comparison, building permit records indicate that for a three year period that includes estimates of 1988 permit activity, an average of 231 new units per year were added to the County's housing stock.
- Unless new housing units are added at quicker pace, the County may not meet its projected housing needs. To assist in providing this amount of housing, the County must ensure that obstacles do not hinder builders and that its development requirements are not excessive or unclear. Another obstacle is limited local financing, and the inability of many families to qualify for any financing. However, expansion of any financing is beyond the County's control.

Programs:

1.1 The Planning Department shall regularly review their permit procedures in order to reduce the cost and time of processing permits.

Responsible Agency: Planning Department
Time Frame: Continuous

1.2 The Building Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.

Responsible Agency: Building Department
Time Frame: Continuous

Objective Two: Providing Affordable Housing

In addition to meeting its basic construction needs the County will take steps to ensure that new housing is affordable to all income levels. Mariposa County will encourage the construction or placement of 789 housing units affordable to persons of very low to moderate incomes by 1992. To accomplish this objective, about 197 affordable housing units must be added each year. This will include about 75 affordable units to very low income households; 55 units affordable to low income

MARIPOSA COUNTY'S HOUSING POLICIES

The following policies shall guide the objectives and programs necessary to fulfill the County's housing goal:

- Ensure there are an adequate number of housing units to meet the needs of its citizens.
- Ensure that housing is affordable to all economic segments of the community.
- Ensure that there are adequate sites and facilities available available to support future housing needs.
- Ensure that there are housing units available to serve persons with special housing needs.
- Work diligently towards the rehabilitation of its housing stock and strive to replace housing units in need of replacement.
- Encourage regular maintenance of housing as a means of conserving existing housing stock.
- Develop strategies and actions to increase home ownership opportunities through economic development.
- Assist citizens in need of short term emergency housing.
- Prevent discrimination in housing.
- Continue citizen participation as part of the housing element preparation and revision process and maintain consistency between all policies of its general plan.

INTRODUCTION

This is the most crucial chapter of the Housing Element for it is the chapter which determines if the State's housing goal of insuring a "decent home and satisfying living environment for every Californian" will be achieved. Within this framework, it is recognized that the total housing needs identified by a Housing Element may exceed available resources and the community's ability to satisfy this need within the content of its General Plan. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame.

Assembly Bill 2853 stresses that communities should implement housing programs which will maintain, improve and develop housing in accordance with their community's goals and objectives. These programs should attempt to implement the following:

- Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels;
- Assist in the development of adequate housing to meet the needs of low and moderate-income households;
- Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock; and,
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

These undertakings, along with Mariposa County's housing goal, are intended to provide a framework for the policies, objectives and programs contained in this chapter.

MARIPOSA COUNTY'S HOUSING GOAL

The overall housing goal of Mariposa County is:

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities.

Chapter V

Housing Goals, Quantified Objectives and Programs

- This chapter establishes the County's housing goals and objectives; and a five year program to meet the County's housing needs.

homeless individuals and families. Both programs are administered by the Mariposa County Social Welfare Department.

- Weatherization

Dramatic seasonal temperature extremes make prevention of cold and hot air infiltration into housing essential. For the past four years Mariposa County has contracted with the California Department of Economic Opportunity to provide weatherization for low income housing. Over 400 low income units housing units have been weatherized using funds from the U.S. Department of Health and Human Services. These improvements have included attic insulation, storm window, weatherstripping, furnace efficiency modifications and other measures to prevent hot and cold air intrusion. The County also administers an Energy Crisis Intervention Program (ECIP) to subsidize utility payments to low income households. These three programs encourage a reduction in energy consumption and ultimately reduce utility costs.

Strategies to Conserve and Preserve the Existing Housing Stock

- Housing Rehabilitation

The Maintenance of an affordable housing stock is one of the primary objectives of the Mariposa County Housing Element. In order to help implement this objective, Mariposa County has received approval of a \$167,000 grant from the California Department of Housing and Community Development (HCD) for a housing rehabilitation program. The money will be used to rehabilitate nineteen single family and mobile homes for Native Americans in the Sara Priest Tract near Midpines.

- Homeowner Repair Loans/Grants

Many homeowners lack the income necessary to make necessary repairs to homes that have hazardous health and safety conditions. The Merced Office of the U.S. Farmers Home Administration (FmHA) reports that several Section 504 loans and grants have been approved for homeowner repairs in Mariposa County. Under this program one percent loans up to \$7,500 are available to very low income families. Grants are available for up to \$5,000 for very low income seniors. While the local FmHA office has no exact figures on number of loans since 1981 several loans and grants have recently been approved in the Coulterville and Mariposa areas of the County for such purposes as construction of a new well, room additions, and replacement of a roof.

report (EIR) is required. The County has also provided for the concurrent processing of rezonings and general plan amendments. The processing time for all these applications is considerably under the time requirements of the Permit Streamlining Act (Public Resources Code 21100 et seq.) Additionally, the cost of processing some development applications is less than in comparable jurisdictions. Building permits for new single family residential construction, rehabilitation and additions can be processed in about 10 days. Permits for multi family dwellings require about 15 to 30 days to process.

- Development Review Assistance

To the developer attempting to build a project, the local planning process can be a confusing morass of rules and regulations. Mariposa County has taken several efforts to assist developers through the local permit process. These actions have included holding preapplication conferences with developers to ensure that permit requirements and procedures are clearly understood and to offer suggestions regarding proposed issues that must be addressed. It has also included supporting approval of variances and providing letters of support to federal funding agencies as in the case of a recent 36 unit senior citizen housing project. Building Department staff have also prepared useful handouts for individuals beginning the permit process. A recent handout entitled "You Can Do It," has been prepared to guide applicants through the building permit process.

- Mobile Homes/Factory Built Housing

Manufactured homes, commonly known as "mobile homes" are self contained structures constructed in factories to meet HUD standards transported to a lot and installed as a finished unit. Factory built housing is functionally the same, but is constructed to meet more stringent Uniform Building Code (UBC) standards. Mariposa County has determined that mobile home/factory built housing should be permitted use in single family residential zones. The costs of mobile homes delivered in Mariposa County are twenty to thirty percent and factory built ten to twenty percent below comparable "stick-built" homes. These cost savings can make housing more affordable to low and moderate income households.

- Emergency Housing Assistance

The seasonal nature of many county jobs and limited opportunities for employment sometimes results in individuals and families needing emergency shelter. Mariposa County is involved in two government programs to meet these needs. The Homeless Assistance Program, administered by the Human Resources Council of San Andreas, provides vouchers for motels, rents and meals for low income families that have been evicted from their homes. The Emergency Shelter Program (ESP) provides rental assistance and emergency shelter for up to 60 days for

housing element is responsible for these units however the County's policies and regulatory process has not created obstacles to their construction.

The County's Progress in Implementing the Housing Element

Mariposa County has made progress in three general areas to implement their housing element. These areas are; strategies to facilitate development of new housing units; strategies to reduce the cost of new housing units; strategies to conserve and preserve the existing housing stock. Specific actions in each of these three areas are summarized below.

Strategies to Facilitate the Development of New Housing

- Assisted Rental Housing

Mariposa County participates in the HUD Section 8 program which aids very low income households in obtaining safe housing at rents they can afford. The County contracts with the Merced County Housing Authority to provide this assistance. There are currently 129 households receiving Section 8 certificates and vouchers. The largest number of Section 8 units are located in the community of Mariposa and Ponderosa Basin. The County and the Housing Authority are working to encourage developers to build new 2 to 3 bedroom housing that would be eligible for the Section 8 program.

- General Plan - Zoning Consistency

The 1981 Mariposa County General Plan resulted in the reclassification of many areas of the County as suitable for development. In March, 1988 the County completed an effort to bring zoning into consistency with its general plan. The result of this effort has been to significantly clarify the rules and regulations for all types of new development in the County, including residential. In addition, many of the provisions were intended to encourage economic development, and help satisfy many of the County's current housing, industrial and commercial needs. It was also intended to satisfy many of the State's mandates in these areas.

Strategies that Reduce the Cost of Housing

- Development Review Process

An efficient development review process is a desirable means of holding down the cost of housing. Recognizing this need, the Mariposa County Board of Supervisors adopted a permit streamlining process for development applications in July 1988. The County Planning Department is now able to process and approve most development applications in two to six months unless a full environmental impact

upon it, by the developer, so as to assure such housing is available to eligible target populations for a minimum of 5 years unless public funds are directly utilized in the construction of public improvements in which case such housing shall remain available to a target population for a minimum of 30 years.

- No development incentive or bonus shall be granted by the County of Mariposa for the provision of special need housing when it is a reasonable probability that by virtue of granting such bonus or providing such incentive, that public health and safety problems would result.

The County's policies were further defined by adoption of five standards that are applied to development proposals to meet an identified housing need.

These standards are:

1. Housing opportunities (should be made available) for elderly and handicapped in Town Planning Areas.
2. Development of affordable housing opportunities for tourist service employees.
3. Development of affordable rental units and other housing opportunities for moderate income households.
4. County development processing and or inspection fees (including building fees) shall be waived or reimbursed for any project approved under provision 1 through 3 above in a percentage directly related to the number of units reserved for applicable target population.
5. Priority or "Fast Track" permit processing shall be applied to any project proposed under provision 1 through 3 above.

Taken together, these policies and standards are consistent with the State's housing goal. By implementing these policies and development standards, Mariposa County will meet its fair share of housing.

Attaining the County's Goals

Since January 1, 1981, 1663 units have been added to the County's housing stock. This represents over a 25% increase in seven years. Of this increase, 655 units or nearly 40% of that increase was in mobile homes. While part of the total increase was due to seasonal or vacation homes it nevertheless represents a significant increase in available housing. It is impossible to determine to what extent the

ANALYSIS OF THE COUNTY'S PROGRESS IN IMPLEMENTING THE HOUSING ELEMENT

State law, Government Code Section 65588 requires each local government preparing a housing element to review and analyze the following:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the County in implementation of the housing element.

As interpreted by the State Department of Housing and Community Development (HCD) this review procedure requires local governments to assess their performance in providing housing to the community. In Mariposa County's case, this review must focus on its efforts since adoption of its housing element in 1981. The following analysis is provided to meet these requirements.

Attainment of the State Housing Goal

With the signing of AB 2853 into law, (Government Code Section 65580 et seq) the following State housing goal was adopted;

- The availability of housing is of vital statewide significance and the early attainment of decent housing and a satisfying living environment for every California family is a priority of the highest order.

As part of its 1981 Housing Element, four policies were adopted to provide a direction for Mariposa County's housing program. These policies are;

- All housing policies shall apply exclusively to the development of housing units and shall not apply to the creation of subdivision lots unless such subdivision proposals include the construction of finished dwelling units to prospective purchasers and renters.
- Low and moderate income housing shall mean a household or family unit with an income of less than 120% of the median income of Mariposa County as defined by the State Department of Housing and Community Development and or the Department of Finance.
- All housing granted special development advantages for purposes of meeting an identifiable housing target population shall have such restrictions placed

Chapter IV

Housing Element Review

This chapter examines the County's progress in implementing its housing goals and policies.

ENERGY CONSERVATION

Since the energy crisis of 1973/74, utility payments as a percent of housing costs have increased dramatically. Utilities now account for about eight percent of the total monthly cost of maintaining a house built according to 1983 energy efficiency standards. With the present trend of rising housing costs, it is logical that energy conservation can play a role in maintaining the affordability of housing.

The State legislature has played an increasingly active role in energy conservation. Laws such as the Warren-Alquist Act requires extensive insulation in new homes. Although the new standards seem extensive and costly, builders and consumers realize that the benefits in energy savings over the long run outweigh the initial cost, especially in colder climate areas such as those encountered in Mariposa County. There are many things that local governments can do to assure that utility payments do not prevent people from owning homes or price them out of their present homes.

The County through the Subdivision Map Act can encourage the placement of housing to maximize solar efficiency. The County can also require sunlight easements as part of the conditions of approving a subdivision. The easement will assure that homeowners with passive solar homes or those who wish to add active solar heating devices will always have access to sunlight.

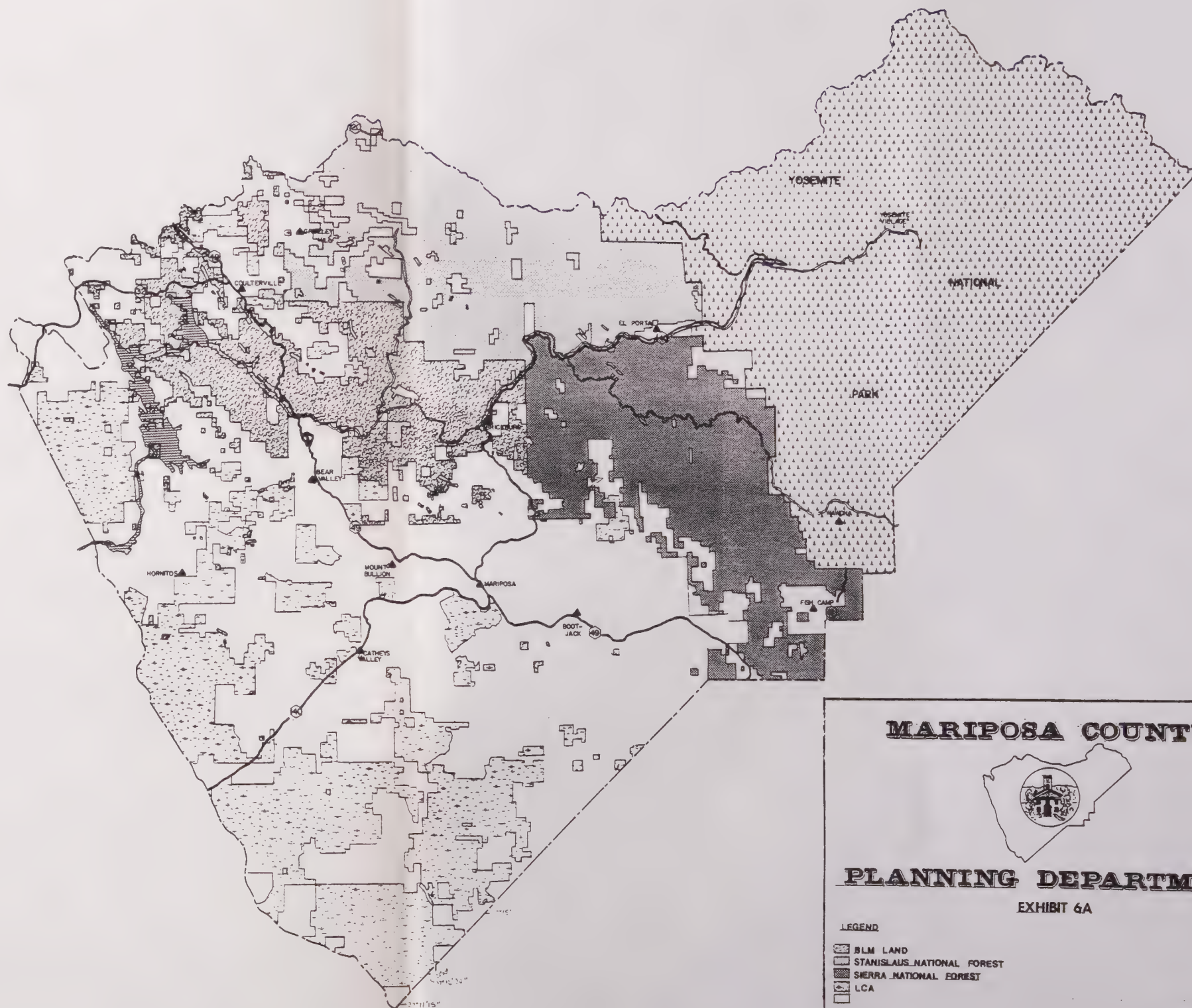
the County relies heavily on tourism as vital part of its economy. This is primarily focused on Yosemite National Park. The large number of service type employees increases the demand for housing in the low and moderate income ranges.

The Yosemite Park and Curry Company (YP&CC) currently provides approximately 1400 bed spaces during the summer and about 700 during the winter. This housing includes cabins, apartments, dorms, and tents that located in different location in the Park. The National Park Service (NPS) provides approximately 300 housing units in the form of trailers, apartments, and cabins. Much of the YP&CC and NPS housing is old and needs to be replaced.

The current NPS Management Plan for Yosemite National Park calls for most Yosemite Park employee housing to be relocated to El Portal (in Mariposa County) and other parts of the park outside of Yosemite Valley. Recently, NPS constructed 24 apartments units in El Portal. TP&CC would like to replace and upagrade some of its employee housing with dormitories. However, it would like its employee housing to remain in the Valley. TP&CC believes it can build new structures that would be esthetically pleasing and environmentally sensitive. The new housing would be denser than than the housing it has spread around the valley and would take up less land area.

Whether or not this will occur is a source of debate and will be determined in the new management plan that is currently being drafted. Since the current management plan was prepared, land that was assumed to be available in the park for employee housing is no longer available because of various constraints. Additionally, a potential problem in relocating housing to El Portal is that the highway leading from El Portal to the Park is very narrow and has many curves. Questions regarding safety has been raised which could influence the construction of new or replacement employee housing in El Portal.

Since employee housing is an issue that could affect Mariposa County, the County should take an active interest in the new management plan. The County should recommend that the NPS or YP&CC assume the responsibility of providing decent and affordable housing for their employees.



200 CONSERVATION CONCERNS

6.201 Water Resources

The present growth rate in Mariposa County cannot be sustained without a strong water resource management and development program. This program will require close coordination between various agencies and entities within the County to assure that land use patterns are reflective of the water resource potential and limitations of an area. A well thought-out capital improvement program plan must be developed and implemented to assure that viable surface water sources are brought on line as they are needed.

Failure to adequately identify surface water sources and initiate adequate land use practices to assure their future development will ultimately result in limiting growth or require exorbitant future development costs. Permitting intense development in areas with poor subsurface water potential and where there is a high risk of subsurface contamination from septic tank effluent, represents a potential hazard to public health and safety. In the same line of thought, permitting the creation of lots and parcels where there is not a reasonable potential for water development could result in frustration for future owners of property in the County and the conversion of land to residential uses that are inappropriate and limit options for alternative uses of that land.

Good planning practice requires that a major constraint which cannot be substantially modified through technological innovation or engineered system alternative be carefully considered in any land use decision process.

6.202 Agricultural and Forest Resources

Agricultural and forest lands in Mariposa County provide a valuable economic product. These same lands also provide needed open space, recreation, and conservation areas that contribute to the preservation of the rural county lifestyle.

In spite of enactment of the Williamson Act and Timber Preserve policies which generally cover only larger blocks of land, Mariposa County is concerned, when making land use decisions, that a balance is maintained between agricultural and other resource land against residential, commercial and industrial needs. Those lands which have economic potential need not only to be preserved, but this resource potential should be developed to the maximum extent possible.

Land use policies of the County directly impact the usability of agricultural lands in that some of the factors which enhance these lands, such as water and topography, also satisfy the criteria for smaller lot sizes to support uses other than agriculture. Small lot or parcel sizes diminish commercial scale agricultural use potential of an area.

6.203 Mineral Resources

The resource potential of mineral deposits in Mariposa County could have a significant impact on the economy of the County. The total known value of mineral production of Mariposa County from 1880 to 1954 was \$33,200,032.00. Of this amount, \$23,837,047.00 gold (72%), \$345,224.00 silver (1.0%), \$313,237.00 copper (.9%), \$50,586.00 lead (.15%), \$1,593,703.00 zinc (4.8%), and \$7,025,839.00 in miscellaneous other minerals (21%) was mined. Prior to 1880, it is estimated that approximately \$24,000,000.00 in gold was mined in the County; however, no accurate records are available.

Increased market values of gold and other metals in recent years have created new interest in mining in Mariposa County. Many mines in the County which were of economic importance have been inactive since World War II. Costs of equipment, labor, and meeting environmental and safety standards have made it impractical to re-open many mines in the region until prices were high enough to warrant new investment and exploration.

6.204 Wildlife Habitat and Scenic Resources

Mariposa County, located in the central Sierra Nevada Mountains, has long been noted for its wildlife and scenic resources. Yosemite Valley attracts visitors from around the world. In addition to Yosemite National Park, Mariposa contains portions of the Sierra and Stanislaus National Forest and large tracts of Bureau of Land Management controlled lands. Nearly 700 square miles of the 1488 square miles of the County is under the control and management of the Federal Government.

These lands form the basis of a recreation and tourist industry that generated over \$32.8 million in sales of goods and services in Mariposa County during 1979 alone. Aside from the economic aspects of wildlife and scenic resources, Mariposa County contains several species of rare or threatened plants. These plants are generally found at elevations between 1,500 and 3,000 feet.

6.300 CONSERVATION OVERALL GUIDING POLICY

The overall guiding policy of the Conservation Element of the Mariposa County General Plan is as follows:

"TO PROVIDE A PROGRAM FOR THE CONSERVATION AND DEVELOPMENT OF NATURAL RESOURCES IN MARIPOSA COUNTY."

Specific goals supporting this overall guiding policy are as follows:

- A. To provide for the maximum feasible development of Mariposa County's water resources for the purpose of providing a safe and stable environment for present and future residents of the County.

- B. To preserve and protect lands which are classified for agricultural and forest production to the extent that agricultural development of such lands is economically viable and is to the long-range economic benefit of the community as a whole, and to promote the preservation and development of such lands through incentives, land use policy and long-range water planning.
- C. To provide for a reasonable degree of conservation, development, and utilization of the economic mineral resources of Mariposa County as a historical and potential basic industry in the County and economic benefit to the area's residents.
- D. To provide for the identification, delineation, description, and maintenance of vegetative types and related wildlife habitats in order to maintain the inherent diversity of both vegetation and wildlife species in Mariposa County for the recreational, commercial, and aesthetic enjoyment of both present and future residents and visitors to the County.

6.400 CONSERVATION ELEMENT POLICIES

The following policies shall be considered immediate for purposes of implementing the Conservation Element of the Mariposa County General Plan.

6.401 Water Resources

A. Surface Water Resource Potential

- 1. Upon identification of an area exhibiting development potential of its surface water resources, appropriate land use policies and development regulations should be adopted to ensure future potential.
- 2. Town Planning Area land use policies or plans should be developed or reviewed and updated periodically to reflect service area potential for existing or anticipated water system.
- 3. Potential town planning service areas should be given appropriate land use designations to indicate their potential but retain "reserve" status for conversion to intense development pending water system construction.

B. Subsurface Water Resource Potential

- 1. Upon identification of subsurface water resources with community systems capacity, land use policies would be considered which would permit utilization of the water resource; this policy would be the primary basis for evaluating project feasibility for proposals submitted in accordance with Section 3.604 (mobile home parks), 3.605 (planned or cluster development projects) and high density projects proposed in town planning areas.

2. Areas exhibiting subsurface water resource constraints should be reviewed as to appropriate land use to ensure against over development.
3. Areas identified as having septic system constraints shall be required to have specially designed wastewater treatment systems.
4. Development proposals incorporating use or density concepts of one single family residence per ten acres or greater shall be required to provide adequate proof of the availability of water.

C. Surface Water Reservoir Watershed Preservation

1. Appropriate land use and development policies to protect the watershed areas of reservoirs for community water systems utilizing surface water storage shall be established and maintained.
2. Potential watershed areas of surface water systems where such systems are intended to serve as a potable water source and has been approved as part of a water resource development program, shall be designated as "OWS" - Open Watershed.

6.402 Agricultural and Forest Resources

1. All lands determined to have agricultural resource potential and which are classified through Timber Preserve zoning or "AE" land use description shall be protected from extensive commercial and residential conversion, subject to the provisions of Section 6.502.
2. Land use policies do provide for small scale agriculture and forest resource production outside of agriculture exclusive and timber preserve land.
3. Lands located within the Agricultural Exclusive land use classification containing 160 acres or more will be considered appropriate to be included under an Agricultural Land Conservation (Williamson Act) contract.
4. Lands located outside of an Agricultural Exclusive land use classification may be considered for inclusion in an agricultural preserve and Williamson Act contract where it can be demonstrated that the lands constitute a viable agricultural production unit of not less than 160 acres and it is in the public interest to include such lands in an agricultural preserve.
5. The county shall encourage timber production practices on land which exhibit forest resource potential and include such lands, with approved timber management plans, in the timber preserve zone regardless of land use designation.

6.403 Mineral Resources

1. All areas identified as having mining activities being carried out on a regular basis or having documented mineral reserves may have an industrial mining, mountain preserve, public domain or agricultural exclusive land use designation as appropriate, except that areas presently developing shall be allowed to develop to densities appropriate to the area.
2. Federal land planning efforts shall be evaluated with respect to uses that are non-compatible with mineral extraction and processing in known or potential mineralized areas.
3. All mining and ore processing shall be conducted in accordance with the Surface Mining Reclamation Act and County ordinance implementing the same.
4. Commercial and industrial uses which are compatible with mineral extraction and processing shall be allowed to be located on mineralized lands subject to the restrictions of the land use designation.

6.404 Wildlife Habitat and Scenic Resources

1. Minimize the potential adverse effects of growth and development on sensitive wildlife and scenic areas through density and minimum parcel size standards.
2. Conduct site review on all development projects that require CEQA review proposed in identified sensitive wildlife areas.
3. Review non-residential development projects proposed along state highways to ensure preservation of scenic resources. (See section 6.504)

6.500 CONSERVATION ELEMENT STANDARDS

The following standards shall be considered immediate for purposes of implementing the Mariposa County General Plan Conservation Element.

6.501 Water Resources

A. Availability of Adequate Potable Water Supplies:

1. The availability of adequate potable water supplies for any development project must be demonstrated solely on the basis of an existing water source of documented water production and quality.
2. All subdivision development proposals resulting in the creation of a lot or lots of ten acres in size or less, and it is intended that domestic water will be developed by wells, on individual lots, such lots of 10 acres in size or less shall be required to have a well in accordance with county policy and standards.

B. Water Availability Criteria:

Water development test standards shall be developed, and adopted, following a public hearing by the County of Mariposa, for demonstrating that adequate potable water is available for residential development projects. Such standards include but not limited to the following.

1. Minimum testing periods for all wells.
2. Water yield during testing period.
3. Minimum water yield at any time during testing period.
4. Minimum standards for water recovery in a well following the testing period.
5. Such other testing measures as may be deemed necessary and appropriate.

These standards shall be developed to require subdividers and developers to demonstrate, with reasonable assurance, that a sufficient amount of potable water has been documented on a residential subdivision lot to support the needs of a prospective residential user.

C. Surface Water Systems

1. Any dam or reservoir utilized as a potable water source should have a minimum of 500 feet of open space from the high water boundary of the reservoir.
2. Water systems, utilizing a surface water sources and serving more than one user or residence, shall be required to be approved by the County Health Department.

D. Water Conservation

The Planning Commission shall review development proposals, which require discretionary review such as subdivisions, zoning amendments and use permits, with respect to the following standards as applicable and/or reasonable:

Interior:

1. Maintain water supply line pressure of less than 50 pounds per square inch by means of a pressure-reducing valve.
2. Limit flush-valve-operated water closets to 3 gallons per flush.
3. Equip all drinking fountains with self-closing valves.

4. Insulate hot water pipes in existing structures.
5. In hotels and motels, equip all baths/showers with thermostatically controlled mixing valves and post water conservation reminders in all rooms and restrooms.
6. Require water-conserving washer models in laundry facilities.
7. In restaurants, serve drinking water only upon request and require the use of water-conserving dishwashers or retrofitting spray emitters.

Exterior:

1. Landscape with low-water-consuming plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields.
3. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil-moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.
7. Grading of slopes should minimize surface water runoff.
8. Cluster development should be encouraged because it reduces the amount of impervious surface and preserves natural drainage systems, which amounts to a 6 percent reduction in water use when compared to standard grid subdivisions.
9. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space.

6.502 Agricultural and Forest Resources

The following standards shall be considered adequate in evaluating various land projects for the purpose of preserving and protecting agricultural and forest resource lands while providing for residential and commercial development areas in the county.

- A. All areas of the County considered for classification as Agricultural Exclusive, or Agricultural Exclusive lands considered for reclassification to a higher use shall be examined by the following standards:

1. Historic Agricultural Use

Has the site or area been a historical agricultural use area?

2. Suitability for Agricultural Use

Is the site an economic production unit for agricultural exclusive use, and is the site of sufficient quality for commercial agricultural production?

3. Open Space, Resource Conservation or Other Preservation Use

Does the site exhibit open space, resource conservation, or other preservation constraints which would or could present problems if the site or area were to be utilized for non-agricultural uses.

4. Proximity to development areas

Is the site in close proximity to an area where minimum lot sizes are two and one half acres or less which could result in conflicts between agricultural and non-agricultural uses?

5. Specific Characteristics

Does the site or area exhibit specific characteristics which make it desirable or undesirable to be preserved for agricultural exclusive uses?

B. Timber Preserve

1. All lands located within the General Forest ("GF") and Agricultural Exclusive ("AE") land use classifications shall be considered appropriate for inclusion in the Timber Preserve Zone (Forest Taxation Reform Act) providing an approved forest management plan is prepared.
2. Lands located within the Mountain General ("MG") and Mountain Preserve ("MP") land use classifications may be considered appropriate for inclusion in the Timber Preserve Zone providing an approved forest management plan is prepared and the Planning Commission determines that timber production is an appropriate use for such lands.
3. Other areas of the County may be deemed appropriate for inclusion in the Timber Preserve Zone providing an approved forest management plan is prepared and timber production on such lands is appropriate and necessary to preserve and protect a scenic, watershed or wildlife habitat area which would otherwise be threatened or degraded by development.
4. The raising and harvesting of wood or timber exclusively for heating purposes (firewood) shall not be considered an appropriate category for timber production within a timber preserve zone.

5. Commercial or non-forest production related industrial uses shall be considered as incompatible uses within the timber preserve zone.
6. Grazing, mining and mineral processing shall be considered compatible uses for land included within a timber preserve zone.

6.503 Mineral Resources

1. Mineral extraction and processing shall be considered appropriate in areas of minimum parcel sizes of forty acres or greater subject to acquiring approved permits.
2. All mineral extraction and processing shall be carried out in accordance with surface mining and reclamation regulations and county land use policies.

6.504 Wildlife Habitat and Scenic Resources

1. In areas of critical wildlife habitat, minimum lot size and/or density shall be determined through site specific review and analysis; five acre minimum parcel sizes are deemed appropriate in designated scenic conservation areas.
2. Utilize open space or common ownership setbacks on higher density development proposals in rural areas to preserve scenic resource areas or sensitive wildlife habitats.
3. Non-residential and non-agricultural development projects proposed to be located within 500 feet of the centerline and visible from a state highway (outside of a designated town planning area) shall be subject to site and design review by the Planning Commission.
4. Site and design of non-residential and non-agricultural development proposals may be approved or conditionally approved by the Planning Commission where such development does not significantly detract from the natural scenic qualities of the traveled highway.

6.600 CONSERVATION ELEMENT IMPLEMENTATION PROGRAM

Such policies and standards as contained in the Mariposa County General Plan Conservation Element shall be implemented through a review of all development projects and General Plan land use changes or amendments as appropriately submitted to the Planning Commission or Board of Supervisors for action. The Planning Commission or Board of Supervisors may initiate an evaluation of a specific area or site for possible reclassification where, in the determination of that body, a land use designation is presently inappropriate.

7.000 OPEN SPACE ELEMENT

7.100 INTRODUCTION

7.101 Open Space Definitions

The Open Space Element of a general plan, by definition encompasses the concerns addressed in the Land Use, Conservation, Safety, Seismic Safety and Scenic Highways elements. The Open Space Element of the Mariposa County General Plan is intended to be used in conjunction with these other elements and such specific open space policies as may be found within them.

- A. California Planning law (Govt. Code Section 65560-a) defines an open space element as follows:

"Local open-space plan is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563."

- B. California State Government Code Section 65560 b defines the concerns of an open space plan or element as follows.

"OPEN-SPACE LAND" IS ANY PARCEL OR AREA OF LAND OR WATER WHICH IS ESSENTIALLY UNIMPROVED AND DEVOTED TO AN OPEN-SPACE USE AS DEFINED IN THIS SECTION, AND WHICH IS DESIGNATED ON A LOCAL, REGIONAL OR STATE OPEN-SPACE PLAN AS ANY OF THE FOLLOWING:

- (1) OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES INCLUDING, BUT NOT LIMITED TO, AREAS REQUIRED FOR THE PRESERVATION OF PLANT AND ANIMAL LIFE, INCLUDING HABITAT FOR FISH AND WILDLIFE SPECIES: AREAS REQUIRED FOR ECOLOGIC AND OTHER SCIENTIFIC STUDY PURPOSES: RIVERS, STREAMS, BAYS AND ESTUARIES: AND COSTAL BEACHES, LAKESHORES, BANKS OF RIVERS AND STREAMS, AND WATERSHED LANDS.
- (2) OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES, INCLUDING BUT NOT LIMITED TO, FOREST LANDS, RANGELAND, AGRICULTURAL LANDS AND AREAS OF ECONOMIC IMPORTANCE FOR THE PRODUCTION OF FOOD OR FIBER: AREAS REQUIRED FOR RECHARGE OF GROUND WATER BASINS: BAYS, ESTUARIES, MARSHES, RIVERS AND STREAMS WHICH ARE IMPORTANT FOR THE MANAGEMENT OF COMMERCIAL FISHERIES: AND AREAS CONTAINING MAJOR MINERAL DEPOSITS, INCLUDING THOSE IN SHORT SUPPLY.
- (3) OPEN SPACE FOR OUTDOOR RECREATION, INCLUDING BUT NOT LIMITED TO, AREAS OF OUTSTANDING SCENIC, HISTORIC AND CULTURAL VALUE: AREAS PARTICULARLY SUITED FOR PARK AND RECREATION PURPOSES, INCLUDING ACCESS TO LAKESHORES, BEACHES, AND RIVERS AND STREAMS: AND AREAS WHICH SERVE AS LINKS BETWEEN MAJOR RECREATION AND OPEN-SPACE RESERVATIONS, INCLUDING UTILITY EASEMENTS, BANKS OF RIVERS AND STREAMS, TRAILS AND SCENIC HIGHWAY CORRIDORS.

- (4) OPEN SPACE FOR PUBLIC HEALTH AND SAFETY, INCLUDING BUT NOT LIMITED TO, AREAS WHICH REQUIRE SPECIAL MANAGEMENT OR REGULATION BECAUSE OF HAZARDOUS OR SPECIAL CONDITIONS SUCH AS EARTHQUAKE FAULT ZONES, UNSTABLE SOIL AREAS, FLOOD PLAINS, WATERSHEDS, AREAS PRESENTING HIGH FIRE RISKS, AREAS REQUIRED FOR THE PROTECTION OF WATER QUALITY AND WATER RESERVOIRS AND AREAS REQUIRED FOR THE PROTECTION AND ENHANCEMENT OF AIR QUALITY.

7.102 Open Space Ownership

- A. Within the context of Mariposa County, the term "Open Space Lands" assumes a quite different dimension than the same term applied in an urban setting. With over 1,480 square miles (948,177 acres) there is approximately 85 acres of land area for every individual in the County based upon 1980 census figures. There are 774 square miles of publicly owned lands (over 52% of the county land area) under the control and management of the Federal Government. The largest portion of Yosemite National Park, including Yosemite Valley, is located within the county boundaries in addition to large portions of the Sierra and Stanislaus National Forests. The Bureau of Land Management also administers large tracts of land within Mariposa County. By definition, all federally administered lands are utilized for open space uses as defined by Government Code Section 65560.
- B. Of the privately owned lands in the County, approximately 250,000 acres (390 square miles) is utilized for agricultural grazing. This represents nearly 56% of the total land in the County under private ownership. With minimum parcel sizes defined in Section 3.000 (land use) ranging from around 2 1/2 acres to 160 acres, in conjunction with the large tracts of federal lands, open space policies within Mariposa County are limited to those deemed necessary to support other policies on land use and density found elsewhere in this plan. Due to the natural limitation of adequate potable water supplies, it is highly unlikely that density can be reasonably increased in many of these areas of the County.

7.103 Open Space Element Organization

As stated in Section 7.101 B Open Space Lands are defined in four broad concern categories; (1) Preservation of Natural Resources, (2) Managed Production of Resources, (3) Outdoor Recreation and (4) Special Management Areas for Purposes of Public Health and Safety. The following sections will deal with the concerns and inventory for each of the four concern categories. Section 7.700 contains open space policy and standards and Section 7.800 contains the open space special development standards.

7.200 PRESERVATION OF NATURAL RESOURCES

7.201 Concerns

Open space for the preservation of natural resources is of concern to all residents and future residents of Mariposa County. The principal areas of

concern are as follows:

A. Areas Required for Plant and Animal Life

Although Mariposa County is an area rich in wildlife, many species of which are listed as rare, endangered or threatened, growth and development in the County is not a necessarily negative factor. Due to the large tracts of publicly owned lands (52% of the total county) and agricultural or resource lands (30% of the total county) intense development can only take place in a rather small area of the county. This area, roughly 168,575 acres or 18% of the total county land area, has a long history of man's activity dating back to 1848 with the discovery of gold in Mariposa.

B. Rivers, Streams, Lakeshores and watersheds

It has been stated that the Western slope of the Sierra Nevada Mountains is the major watershed for the state. The many lakes, rivers and streams found in the county support major water projects in the Chowchilla and Merced River basins from the rainfall and snowpacks runoff originating in this area. A very small portion of this annual runoff is developed and only one local community water system utilized surface water as a water source. Due to topographic and other physical features of the county, the primary concern on this issue is the impact that development may create through erosion and sedimentation.

7.202 Inventory

A. Plant and Animal Life

A detailed inventory of wildlife in Mariposa County can be found in the "Mariposa County General Plan-Master Environmental Impact Report" (Document II). Summarizing the conclusions of this document, Mariposa County has several critical wildlife habitat areas and deer herd migratory routes in addition to numerous rare and endangered species of plant and animal life. For the most part, critical habitat or migratory routes are located on Federal Lands (Sierra and Stanislaus National Forests and Yosemite National Park). The California Department of Fish and Game has issued a report (1980) which lists animal life found in Mariposa County which is of special concern as follows:

Endangered Species: American Peregrine Falcon
Red-legged Frog (Candidate)

Rare Species: California Yellow-billed Cuckoo
Limestone Salamander
Tompkin's Sedge
Wolverine

Species of Special Concern: Common Flicker
Common Loon
Mellin
Swainson's Hawk
White Pelican
Willow Flycatcher

Areas of Special Biological Concern:

Yosemite deer herd winter range, summer range and migration routes

Piney Creek red-legged frog habitat
Limestone Salamander habitat

Additionally, the Department of Fish and Game is developing an inventory of critical riparian (streamside) habitats that may be located within Mariposa County. This information is not presently available (for a further discussion on this issue refer to Section 6.000, Conservation).

Mariposa County is also known to contain many rare and endangered plant species. The following list is compiled by the California Native Plant Society and are generally found in the areas of the County under private ownership (as opposed to federal lands).

- | | |
|------------------------------------|----------------------------------|
| 1. <u>Allium yosemitense</u> | Mariposa Onion |
| 2. <u>Calycadenia hooverii</u> | Hoover's Calycadenia |
| 3. <u>Calyptridium pulchellum</u> | Mariposa Pussypaws |
| 4. <u>Carax whitneyi</u> | Whitney's Sedge |
| 5. <u>Clarkia biloba</u> | Mariposa Clarkia |
| 6. <u>Clarkia lingulata</u> | Merced Clarkia |
| 7. <u>Clarkia rostrata</u> | Beaked Clarkia |
| 8. <u>Cypripedium fasciculatum</u> | Clustered Lady's Slipper |
| 9. <u>Eriophyllum congdonii</u> | Congdon's Eriophyllum |
| 10. <u>Juglans hindsii</u> | Northern California Black Walnut |
| 11. <u>Lewisia congdonii</u> | Congdon's Lewisia |
| 12. <u>Lupinus deflexus</u> | Mariposa Lupine |
| 13. <u>Lupinus spectabilis</u> | Shaggy Hair Lupine |
| 14. <u>Perideridia bacigalupii</u> | Bacigalupi's Perideridia |

Rivers, Streams, Lakeshores and Watersheds:

Mariposa County has one major reservoir located within it's boundaries and one located just south of the county boundary as follows:

1. New Exchequer Dam.

Located on the Merced River in the Northwestern portion of Mariposa County under the ownership of the Merced Irrigation District. A rock filled dam 479 feet high built in 1966 and capable of storing 1,026,000 acre feet of water for irrigation, power generation and recreational use.

2. Buchanan Dam

Located in Madera County, just south of the Mariposa County line, on the Chowchilla River under the ownership of the United States Corps of Engineers. An earth and rock filled dam 209 feet high capable of storing 150,000 acre feet of water for irrigation and recreational use.

In addition to these two major reservoirs, there are two small flood control dams on the western boundary of Mariposa County (Mariposa Creek and Bear Creek) and one municipal water supply reservoir (for the town of Mariposa).

Two major rivers originate and flow through Mariposa County, the Merced and Chowchilla. Neither of these rivers are designated or nominated as wild and scenic rivers. Numerous streams, creeks and tributaries, mostly seasonal, feed into these major rivers and two major drainage courses (Mariposa and Bear Creeks). An inventory of these streams with flood plains or flood hazard designation is contained in the Safety Element (Section 11.000).

The watershed boundary for the Mariposa Community Water Supply Reservoir is described in the Land Use Element of this General Plan. No specific information is available on the general quality of water in Mariposa County, however due to the nature of the hydrological system it is assumed to be pure except for turbidity caused by high seasonal flows resulting primarily from natural and man made erosion processes. (For a further discussion on this issue, refer to Section 6.000 - Conservation).

7.300 MANAGED PRODUCTION OF RESOURCES

7.301 Concerns

Open space for the managed production of resources is the primary application of open space lands designation in Mariposa County. The principal areas of concern on this issue are as follows:

A. Forest Lands

Although Mariposa County contains large tracts of land in the Sierra and Stanislaus National Forests, timber production in the County has not represented a significant economic activity. During 1972, Mariposa County harvested 7.8 million board feet of timber while Madera to the south and Tuolumne County to the north harvested 82 million and 150.7 million board feet respectively during the same period. Potential production of timber and timber products is a resource worthy of protecting and developing.

B. Agricultural Lands

The principal agricultural activity in Mariposa County is livestock grazing although other valuable agricultural products are produced in the County. The cattle ranching industry in Mariposa represented 61.28% (\$11.7 million) of the total agricultural production value during 1979 excluding timber production. Poultry production was second in importance after cattle ranching in Mariposa with an estimated value of \$3.95 million or 21.2% of total county agricultural production value. The primary concern of Mariposa County is to maintain the viability of this basic agricultural industry for the benefit of residents of Mariposa.

C. Mineral Lands

Mariposa County is situated astride the southern extreme of the mineralized fault belt running through the Central Sierra Mountains which is commonly referred to as the "Mother Lode". While it is generally recognized that the richest portion of the Mother Lode Fault System is north of the County boundaries, the county has a historic record of mining production and it is estimated that valuable deposits of ore still exist in the county. Mineralized lands within the county represent a potentially valuable resource which should be protected and developed.

7.302 Inventory

A. Forest Lands

According to the U. S. Bureau of the Census (1960 figures) Mariposa County contained 748,000 acres of forest lands. These figures include lands which are wooded with stands of oak in addition to large tracts in public ownership. Public ownership in this instance also represents the Yosemite National Park which contains major stands of commercially valuable timber but which is unavailable for harvesting. Approximately 168,000 acres (22.5% of all forest lands in the county) are considered of commercial quality. Of this commercially valuable timber land 105,000 acres (62.5%) is under the management of a federal agency. The remaining commercially valuable land, approximately 63,000 acres, is in private ownership which represents 13.9% of the privately owned lands in the County.

B. Agricultural Lands

A 1969 census figure estimated that there were 210 farms or ranches in Mariposa County on approximately 252,373 acres. Of this agricultural land, 1,349 acres was classified as harvested cropland and 3,097 acres in irrigated land. The figure for irrigated land over-states the land area due to the fact that the entire ranch may be counted towards irrigated acreage when only a portion of the land is actually irrigated. These figures appear to be fairly accurate with regards to total agricultural lands in the county on the basis of the lands presently classified as suitable for exclusive agricultural uses. During 1980, an inventory of all exclusive agriculture classified lands indicated there were approximately 253,000 acres.

C. Mineral Lands

Due to the nature of the mineral deposits and the tendency for these deposits to be extremely localized within a potentially mineralized area, accurate figures on the extent of mineralized land cannot be developed. At present it is estimated that there are over 1,000 unpatented mining claims in Mariposa County most of which are located on public lands.

With the exception of sand and gravel extraction and processing, most mines in the county are only intermittently active. This situation may change in future years provided the price of gold, copper, silver and other metallic minerals increases to a point where mines can be operated profitably.

(For a further discussion on these issues refer to Section 6.000 Conservation)

7.400 OPEN SPACE FOR OUTDOOR RECREATION

7.401 Concerns

Open space for outdoor recreation is a concern of the county with respect to recreational opportunities for local residents and secondly, recreation is the most important industry in the county. During 1979 alone, tourism contributed nearly \$33 million dollars to the local economy. This amount of wealth is nearly equal to all of the gold and other mineral wealth produced by the county from 1880 to 1954. The principal areas of concern on this issue are as follows:

A. Parks and Recreation

The County of Mariposa operates a developed park system that includes eight park sites throughout the county. These facilities primarily serve the local resident population of the county. These park sites are improved and serve the needs for organized recreational activities such as picnicking, swimming, tennis, etc. The primary concern regarding these existing parks is the likelihood that the improved facilities will not be adequate to meet the future needs of the county's resident population.

In addition to the county park system, there are numerous other public recreation facilities throughout the county that serve primarily the 2 to 3 million annual visitors to the county. These facilities are operated by the National Park Service (Yosemite National Park), the U. S. Forest Service (Sierra Forest with six campgrounds), Bureau of Land Management (several primitive camping sites near the Merced River) and the Merced Irrigation District (Lake McClure). The further expansion of this tourist campsite inventory is necessary to accommodate this rapidly growing industry.

B. Scenic Highway Corridors

In conjunction with the economic value of the tourist recreation industry of the county is the visual impact along our state highways which adds to the attractiveness of the region to tourist and resident alike. The county is concerned that this visual effect is maintained.

C. Wild and Scenic Rivers and Scenic Areas

The county has no designated or nominated wild or scenic rivers at present and it appears unlikely that any will be nominated or designated in the future. The Yosemite Valley is a world renown scenic area which is under the jurisdiction of the National Park Service. Other areas in the county such as the Merced River Canyon, could be considered as having a major scenic value but little concern is necessary over the preservation of this area primarily due to the fact that the U. S. Forest Service and Bureau of Land Management has jurisdiction over 98% of the area. Furthermore, the ruggedness of the terrain around the Merced River Canyon, which is central to it's scenic value, effectively precludes the type of development in the area which could detract from it's scenic value.

D. Archaeological and Historical Sites

The County of Mariposa has a rich and colorful history since the discovery of gold in the region in 1848. Prior to the discovery of gold, the county was located in the general territory of the Miwok Indians. The County has many historical and archaeological sites which warrant special consideration for preservation and protection.

E. Public Access

Due to the nature, location and other general characteristics of various open space sites in the county, public access is not a serious concern. Access is generally guaranteed or assured because of the ownership (government) or utilization (public recreation) in other areas of concern, such as historic or archaeological sites. Access is sometimes limited or restricted due to concerns over vandalism.

F. Recreational Trails and Related Facilities

Due to the large areas of Federally administered lands in the county with well developed and maintained trails, there is a minimal concern over this issue. There is some concern of the issue of developing equestrian trails in the privately owned areas of the county to provide access from developed areas to the Federal lands of the county.

7.402 Inventory

An inventory of areas under this heading (Open Space for Outdoor Recreation) is deemed redundant in light of the fact that the Mariposa County General Plan addresses these issues under the following sections:

Section	10.000	Scenic Highways Element
Section	13.000	Recreation Element
Section	12.000	Historic Preservation Element
Section	4.000	Circulation Element

7.500 OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

7.501 Previously Stated Concerns:

The issue of public health and safety is a major concern of the county and one of the most extensively documented issues in the Mariposa County General Plan (See "Seismic Safety"-Section 8.000 and Safety Section 11.000). To minimize duplication with respect to some of these issues, appropriately addressed in this element, the reader is referred to the following sections with respect to a discussion of concerns and inventory:

Geologic and Seismic Hazard	Sections 8.000 and 11.000
Wildland Fires and Fire Protection Services	Section 11.000
Flooding	Section 11.000

7.502 Other Public Health and Safety Concerns

A. Water Contamination from Wastewater Discharge

Historically one of the issues in Mariposa County resulting from growth has been the concern over the effect of private septic or wastewater disposal systems on surface and subsurface water supplies. The topography of the county in conjunction with the densities that have been established has made development of central wastewater treatment facilities unfeasible and economically impractical in most areas. It would appear that the county will continue to rely in large part upon small private package wastewater treatment facilities or septic tanks as a primary means of wastewater treatment and disposal. There is concern over the possible long term effect on water quality with the increase in the number of these types of systems. Improper installation and maintenance of wastewater treatment and disposal systems could also aggravate water quality in areas of high density.

B. Soil Erosion and Sedimentation

Mariposa County is characterized by steep mountains and hills separated with seasonal streams and river courses. These land forms are a product of millions of years of water erosion. The process, simply stated, is that underlying base rock is reduced to soil through the process of air, water and organic decomposition to become a soil cover. This soil cover is then washed from steeper slopes of hillsides and mountain sides by the seasonal rainfall, which generally averages 35 inches per year, and is deposited in areas where the terrain is not steep. This is a natural process in the Sierras generally. Erosion is the process of washing soils from one location and their resulting deposit at another location is termed sedimentation. Most of the soils in Mariposa County are considered highly erodible, the degree of erodibility is dependent upon the steepness of the site the soil is located on as well as the basic characteristics of the individual soil type. As a general rule of thumb, the higher the clay content of the soil type, the more likely it is that the soil will resist the erosive action of water runoff. The primary concern of the county is that some construction activities greatly accelerate this natural erosion/sedimentation process affecting surface water quality and in extreme situations, could result in damage to property and improvements.

7.503 Other Public Health and Safety Concerns Inventory

For purposes of attempting to inventory the scope of these two above stated concerns, the "Soils Survey of Mariposa County Area California" (1974) is utilized as a primary source document. The following inventory is intended to be utilized as a guide to specific project evaluations. DUE TO INDIVIDUAL SITE VARIATIONS WITHIN A SPECIFIC SOIL TYPE, ON-SITE INVESTIGATIONS ARE ADVISED IN ALL CASES. Furthermore, the soil survey only evaluates soils to a maximum depth of approximately sixty inches and soil variations may exist below this evaluation depth. It should be further pointed out that the soil survey does not cover the general areas included within the Sierra and Stanislaus National Forests or Yosemite National Park which are located within the County.

A. Water Contamination and Wastewater Discharge

Utilizing the variable of depth, permeability and slope, areas of the County, with potential limitations for the installation of conventional septic systems can be identified. Soil types exhibiting characteristics of shallow depth, poor permeability or excessive slope are mapped in the Mariposa County Soil Survey prepared by the U. S. Department of Agriculture Soil Conservation Service. Table 7-I describes these soil types by the following standards:

TABLE 7-1

SOIL TYPE	Permeability Constraint Rating	Soil Depth Constraint Rating	% Slope
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AaC	Ahwahnee Sandy Loam	Minimum	High	2-9 %
AaD	Ahwahnee Sandy Loam	Minimum	High	9-15
AbE	Ahwahnee-Auberry Sandy Loam	Minimum	High	15-30
AcE	Ahwahnee-Auberry Rocky Sandy Loam	Minimum	High	9-30
AdG	Ahwahnee-Auberry Very Rocky Sandy Loam	Minimum	High	30-75
AeD	Auberry Sandy Loam	Moderate	High	9-15
AfD	Auberry Rocky Sandy Loam	Moderate	High	2-15
AfE2	Auberry Rocky Sandy Loam	Moderate	High	15-30
AgE	Auberry Very Rocky Sandy Loam	Moderate	High	15-30
AgG2	Auberry Very Rocky Sandy Loam	Moderate	High	30-75
AhD	Auburn Loam	Moderate	Extreme	2-15
AhE2	Auburn Loam	Moderate	Extreme	15-30
AkF2	Auburn Loam	Moderate	Extreme	30-50
AmG3	Auburn Rocky Loam	Moderate	Extreme	30-75
AnE	Auburn Very Rocky Loam	Moderate	Extreme	15-30
AnG2	Auburn Very Rocky Loam	Moderate	Extreme	30-75
BdD	Blasingame Loam	High	High	2-15
BdE	Blasingame Loam	High	High	15-30
BeD	Blasingame Rocky Loam	High	High	2-15
BeF	Blasingame Rocky Loam	High	High	15-50
BfG	Blasingame Extremely Rocky Loam	High	High	50-75
BgD	Blasingame-Las Posas Loams	High	High	2-15
BgE	Blasingame-Las Posas Loams	High	High	15-30
BkE2	Blasingame-Las Posas Stony Loam	High	High	9-30
Bld	Blasingame-Las Posas Rocky Loams	High	High	2-15
BlF	Blasingame-Las Posas Rocky Loams	High	High	15-50
BmG2	Blasingame-Las Posas Extremely Rocky Loams	High	High	30-75
BoD	Boomer Loam	Moderate	Moderate	2-15
BoF	Boomer Loam	Moderate	Moderate	30-50
BrF2	Boomer Cobbly Loam	Moderate	Moderate	15-50
BrF3	Boomer Cobbly Loam	Moderate	High	30-50
BrG2	Boomer Cobbly Loam	Moderate	Moderate	50-75
CaC	Clayey Alluvial Land	Extreme	High	0-30
DaD	Daulton Loam	Moderate	Extreme	2-15
DaE	Daulton Loam	Moderate	Extreme	15-30
DbE	Daulton Very Rocky Loam	Moderate	Extreme	15-30
DbG	Daulton Very Rocky Loam	Moderate	Extreme	30-75
HaG	Henneke Extremely Rocky Clay Loam	Extreme	Extreme	15-75
HbC	Hillgate Very Fine Sandy Loam	Extreme	Extreme	2-9
HcF	Hornitos Extremely Stony Sandy Loam	Minimum	Extreme	2-50
JbD2	Josephine Loam	Moderate	Moderate	2-15
JbE2	Josephine Loam	Moderate	Moderate	15-30
JbF2	Josephine Loam	Moderate	Moderate	30-50
JcD2	Josephine Gravelly Loam	Moderate	High	2-15
JcE2	Josephine Gravelly Loam	Moderate	High	15-30
JcF2	Josephine Gravelly Loam	Moderate	High	30-50
JdG2	Josephine Rocky Loam	Moderate	High	50-75
JeF2	Josephine Very Rocky Loam	Moderate	High	15-50
LbE	Las Posas Very Rocky Clay Loam	High	High	9-30
LcF	Las Posas Extremely Rocky Clay Loam	High	High	5-50
LdC	Loamy Alluvial Land	Moderate	Minimum	0-30
MaF2	Mariposa Gravelly Silt Loam	Moderate	Extreme	15-50
MaG2	Mariposa Gravelly Silt Loam	Moderate	Extreme	50-75
MbG3	Maymen Gravelly Loam	Moderate	Extreme	30-75
MbH2	Maymen Gravelly Loam	Moderate	Extreme	75+
McF	Maymen Rocky Loam	Moderate	Extreme	15-30
MdG2	Maymen Very Rocky Loam	Moderate	Extreme	30-75
MeD2	Musick Loam	High	Minimum	9-15
MeE2	Musick Loam	High	Minimum	15-30
MfD2	Musick Rocky Sandy Loam	High	Minimum	9-15
MfF2	Musick Rocky Sandy Loam	High	Minimum	15-50
PaD	Positas Gravelly Clay Loam	Extreme	Extreme	2-15
RaD	Redding Gravelly Loam	Extreme	Extreme	2-15
Rb	Riverwash and Tailings	-0-	Minimum	-0-
RcG	Rock Land	Extreme	Extreme	-0-
SaD	San Andreas Coarsegold Complex	High	High	2-15
SaE	San Andreas Coarsegold Complex	High	High	15-30
SaF	San Andreas Coarsegold Complex	High	High	30-50
SbE	San Andreas Coarsegold Very Rocky Complex	High	High	9-30
ScB	San Joaquin Loam	Extreme	Extreme	2-9
SdD2	Stump Springs Musick Sandy Loam	High	Moderate	5-15
SeD2	Stump Springs Musick Rocky Sandy Loam	High	Moderate	9-15
SeF2	Stump Springs Musick Rocky Sandy Loam	High	Moderate	15-50
TaD2	Trabuco Clay Loam	Extreme	High	2-15
TaE2	Trabuco Clay Loam	Extreme	High	15-30
TbF2	Trabuco Very Rocky Clay Loam	Extreme	High	15-50
WaF	Whiterock Rocky Loam	High	Extreme	5-50

1. Soil Depth

- a. Soils exhibiting MINIMUM constraint characteristics in effective soil depth. Effective Soil Depth of 60 inches or greater.
- b. Soils exhibiting MODERATE constraint characteristics in effective soil depth. Effective soil depth of 40 to 60 inches.
- c. Soils exhibiting HIGH constraint characteristics in effective soil depth. Effective soil depth of 24 to 40 inches.
- d. Soils exhibiting EXTREME constraint characteristics in effective soil depth. Effective soil depth of 24 inches or less.

2. Soil Permeability

- a. Soils exhibiting MINIMUM constraint characteristics in permeability. Percolation range of 0 to 60 minutes per inch.
- b. Soils exhibiting MODERATE constraint characteristics in permeability. Percolation range of 61 to 100 minutes per inch.
- c. Soils exhibiting HIGH constraint characteristics in permeability. Percolation ranges of 101-300 minutes per inch.
- d. Soils exhibiting EXTREME constraint characteristics in permeability. Percolation ranges of 301 and over, minutes per inch.

3. Slope

- a. Areas exhibiting MINIMUM constraint characteristics in terrain slope. Slope ranges of 0 to 15% in grade.
- b. Areas exhibiting MODERATE constraint characteristics in terrain slope. Slope ranges of 16 to 30% in grade.
- c. Areas exhibiting HIGH constraint characteristics in terrain slope. Slope ranges 31% and over in grade.

Due to the variability of soils, these ranges are classified in this manner. Individual soil types may have inclusions of other soil types that would exhibit differing characteristics than the overall soil type.

For purposes of this methodology, effective soil depth, slope and permeability are defined as follows:

1. Effective Soil Depth

Effective Soil Depth is the range of a soil where plant roots can be expected to penetrate under natural conditions. This is not a "depth to bed rock" term necessarily, but rather generally describes that soil area above hard pan or other impermeable materials.

2. Slope

Slope is determined by percent of grade calculated through rise divided by run multiplied by 100. Utilizing this formula, a 10 foot increase in elevation over an area 50 foot in length would yield a 20% slope.

3. Permeability

Permeability is the rate that water is absorbed by the soil. The usual expression of this rate is the time (in minutes) that it takes one inch of water to be absorbed.

As slope factors are expressed in ranges on the soils survey, Table 7-I expresses these ranges rather than the classification method listed above. As there is a broad range of slope ranges within any soil type, precise slope factors should be calculated through use of the U. S. Geologic Survey Maps of Mariposa County which utilize 50 foot and 20 foot contour intervals.

INVENTORY

Of the three variables, soil depth and permeability can be inventoried from the standpoint of the Soils Classification System of the Mariposa County Soil Survey. The following table describes the areas contained in the various soil groupings.

SOIL CHARACTERISTICS

Constraint Group	Soil Depth			Permeability	
	Total Acres	%		Total Acres	%
Minimum	19,531 Acres	4.14%		38,443 Acres	8.20%
Moderate	24,926 Acres	5.29%		275,279 Acres	58.68%
High	162,524 Acres	34.48%		108,927 Acres	23.22%
Extreme	264,432 Acres	56.09%		46,437 Acres	9.90%
Total	471,413* Acres	100.00%		469,086* Acres	100.00%

*The acres included represent the mapped soils in the County that are appropriate for evaluative purposes.

In analyzing the areas included in the various groupings, it should be noted that very little soil in Mariposa County has minimum constraints. In combination, there is no soil exhibiting a minimum percolation constraint and soil depth characteristics. As stated earlier, however, soils data is grouped to display the average characteristic of the soil and this variability may create inclusions in specific soil types having minimum depth, permeability, and slope characteristics.

B. Soil Erosion and Sedimentation

Erosion and resulting sedimentation is a natural process that can be accelerated by man's activity. The process takes place as a result of the interaction of the variables of soil type, slope, vegetative cover, and rainfall or run-off. (Wind is not a significant erosive force in Mariposa County) The "Soil Survey of Mariposa County, California" prepared by the U. S. Department of Agriculture Soil Conservation Service ranks soil types from slight to very high in erosion potential. These rankings are based upon the characteristic of the individual soil type and the average slope of the area where the soil is located under bare soil conditions. Table 7-11 describes these soil types by the following standards:

1. Soils exhibiting MINIMUM constraint characteristics in erosion potential. Soils with erosion rated as slight or slight to moderate by the Soil Survey.
2. Soils exhibiting MODERATE constraint characteristics in erosion potential. Soils with erosion rated as moderate by the Soil Survey.
3. Soils exhibiting HIGH constraint characteristics in erosion potential. Soils with erosion rated as moderate high to high by the Soil Survey.
4. Soil exhibiting EXTREME constraint characteristics in erosion potential. Soils with erosion rated as High, High to Very High and Very High by the Soil Survey.

As all sedimentation is the result of an erosion process, policies and standards are designed to address sedimentation through the reduction of erosion at a specific site. As erosion is a process dependent upon variables such as water velocity, soil type, slope, etc., specific erosion control techniques are dependent upon specific site variables. As soil classifications group soils exhibiting similar characteristics, variability on a specific site or general project location may require various degrees of erosion control. The above rating standards are utilized to provide a basis for determining the type of site plans, engineered designs and erosion/sedimentation control techniques that will need to be employed on a development project to assure the minimum production of erosion due to man's activity.

INVENTORY:

Utilizing the Soil Survey of Mariposa County, erosive soils, by degree, are inventoried by approximate acreages. The following table describes the acreages contained in each of these groupings.

SOIL EROSION

<u>Constraint</u>	<u>Acres</u>	<u>% of Total</u>
Minimum	69,714	14.79%
Moderate	21,502	4.56%
High	221,823	47.05%
Extreme	<u>158,374</u>	<u>33.60%</u>
	471,413 Acres	100.00%

TABLE 7-II

SOIL EROSION BY TYPE & DEGREE

(Minimum Constraint)

SLIGHT & SLIGHT TO MODERATE

AaC	Ahwahnee Sandy Loam
AfD	Auberry Rocky Sandy Loam
AhD	Auburn Loam
BgD	Blasingame - Las Posas Loams
B1D	Blasingame - Las Posas Rocky Loams
BoD	Boomer Loam
CaC	Clayey Alluvial Land
DaD	Daulton Loam
HbC	Hillgate Very Fine Sandy Loam
JbD2	Josephine Loam
JcD2	Josephine Gravelly Loam
LdC	Loamy Alluvial Land
PaD	Positas Gravelly Clay Loam
RaD	Redding Gravelly Loam
SaD	San Andreas Coarsegold Complex
ScB	San Joaquin Loam
SdD2	Stump Springs Musick Sandy Loam
TaD2	Trabuco Clay Loam
RcG	Rock Land

(Moderate Constraint)

MODERATE

AaD	Ahwahnee Sandy Loam
AeD	Auberry Sandy Loam
AgE	Auberry Very Rocky Sandy Loam
BdD	Blasingame Loam
BeD	Blasingame Rocky Loam
MeD2	Musick Loam
MfD2	Musick Rocky Sandy Loam
SeD2	Stump Springs Musick Rocky Sandy Loam

(High Constraint)

MODERATE TO HIGH

bE	Ahwahnee - Auberry Sandy Loam
cE	Ahwahnee - Auberry Rocky Sandy Loam
fe2	Auberry Rocky Sandy Loam
he2	Auburn Loam
neE	Auburn Very Rocky Loam
deE	Blasingame Loam
feF	Blasingame Rocky Loam
geE	Blasingame - Las Posas Loams
keE2	Blasingame - Las Posas Stony Loam
lfF	Blasingame - Las Posas Rocky Loams
ofF	Boomer Loam
rf2	Boomer Cobbly Loam
aeE	Daulton Loam
beE	Daulton Very Rocky Loam
be2	Josephine Loam
ce2	Josephine Gravelly Loam
fe2	Josephine Very Rocky Loam
beE	Las Posas Very Rocky Clay Loam
taF2	Mariposa Gravelly Silt Loam
ceE	Maymen Rocky Loam
ee2	Musick Loam
ff2	Musick Rocky Sandy Loam
aeE	San Andreas Coarsegold Complex
beE	San Andreas Coarsegold Very Rocky Complex
ee2	Stump Springs Musick Rocky Sandy Loam
ae2	Trabuco Clay Loam

(Extreme Constraint)

HIGH, HIGH TO VERY HIGH AND VERY HIGH

AdG	Ahwahnee - Auberry Very Rocky Sandy Loam
AgG2	Auberry Very Rocky Sandy Loam
AkF2	Auburn Loam
AmG3	Auburn Rocky Loam
AnG2	Auburn Very Rocky Loam
BfG	Blasingame Extremely Rocky Loam
BmG2	Blasingame - Las Posas Extremely Rocky Loams
BrF3	Boomer Cobbly Loam
BrG2	Boomer Cobbly Loam
DbG	Daulton Very Rocky Loam
HaG	Henneke Extremely Rocky Clay Loam
JbF2	Josephine Loam
JcF2	Josephine Gravelly Loam
JdG2	Josephine Rocky Loam
LcF	Las Posas Extremely Rocky Clay Loam
MaG2	Mariposa Gravelly Silt Loam
MbG3	Maymen Gravelly Loam
MbH2	Maymen Gravelly Loam
MdG2	Maymen Very Rocky Loam
Rb	Riverwash and Tailings
SaF	San Andreas Coarsegold Complex

7.600 OPEN SPACE OVERALL GUIDING POLICY

The overall guiding policy of the Mariposa County General Plan Open Space Element is as follows:

"TO ENHANCE THE NATURAL OPEN SPACE RESOURCES OF MARIPOSA COUNTY TO INCLUDE PRESERVATION OF NATURAL RESOURCES, MANAGED PRODUCTION OF RESOURCES, OUTDOOR RECREATIONAL RESOURCES AND OPEN SPACE FOR PUBLIC HEALTH AND SAFETY, FOR THE BENEFIT OF PRESENT AND FUTURE RESIDENTS OF THE COUNTY AND VISITORS TO THE AREA."

7.601 Specific Goals in Support of This Overall Guiding Policy Are:

1. To encourage the preservation of the County's natural wildlife, wildlife habitat and water resources through a combination of land use policies and development standards.
2. To establish policies and standards which provide for, and support, the managed production of natural resources in the County.
3. To provide a comprehensive policy for the establishment, supervision and maintenance of recreational open space areas.
4. In conjunction with other open space goals, to establish open space policies and standards for the purpose of protecting the public health and safety.

7.700 OPEN SPACE POLICIES AND STANDARDS

The following policies, unless otherwise indicated, shall be considered immediate for the purposes of implementing the Mariposa County General Plan Open Space Element.

7.701 Designation of Open Space Preserve Lands

- A. All lands situated in Yosemite National Park, Sierra and Stanislaus National Forest or under the administrative control (surface rights) of the Bureau of Land Management are considered appropriate for open space use.
- B. All lands situated within an Agricultural Preserve and under Williamson Act Contract and all lands zoned "Timber Preserve" zoning in accordance with Section 6.402 of this General Plan are considered appropriate for open space use.
- C. All lands situated within an "Open Watershed" land use designation in accordance with the provisions of Section 3.511 of this General Plan are considered appropriate for open space use.

- D. All lands located within a "Common Ownership" area of a planned or cluster development proposal submitted in accordance with Section 3.605 of this General Plan are considered appropriate for open space uses.
- E. All lands located within an "Open Scenic Conservation" land use classification designated in a manner prescribed in Section 3.512 of this General Plan are considered appropriate for open space uses.
- F. All lands located within an "Industrial Mining" land use classification in accordance with the provisions of Section 3.508 of this General Plan are considered appropriate for open space uses.

7.702 Open Space Uses Defined

Open space uses which can be properly applied to a site or area in accordance with the provisions of this element are as follows:

- A. All agricultural activities including but not limited to grazing, animal husbandry, sustained yield timber production and harvesting, viticulture and horticulture, the raising of crops and other activities incidental to the aforementioned activities.
- B. Mineral extraction and construction material processing when conducted in accordance with the Surface Mining and Reclamation Act and the provisions of Section 3.606 of this General Plan.
- C. Game Preserves, hunting clubs, hiking or non-commercial recreations, guest ranches and similar types of activities provided they are reviewed and approved by the Planning Commission.
- D. Residential uses and activities or functions incidental thereto provided they are developed in accordance with the basic development and density standards applicable to the specific site as set forth in the land use element of this General Plan.
- E. Commercial or tourist service activities when located within a designated "Open Scenic Conservation" area and such uses are listed as permitted or conditional uses within such designated area.

Wherein specific policies contained elsewhere in this General Plan are more restrictive than the use policies set forth above, the more restrictive policy shall apply.

7.800 OPEN SPACE DEVELOPMENT POLICIES AND STANDARDS

The following policies and standards shall be considered intermediate term for the purposes of implementing the Mariposa County General Plan Open Space Element.

7.801 Sanitation and Sewerage Disposal

- A. Encourage intense development projects such as high density residential, commercial, and industrial uses to be located in areas where community sewer service is available.
- B. Require intense development projects such as high density residential, commercial, and industrial uses proposed for areas lacking community sewer service to either establish a public sewer system or construct special treatment systems for sewerage waste.
- C. Require subdivision and other development proposals, proposed in areas without community sewer service to demonstrate suitability of proposed development site for private sewerage disposal systems.
- D. Where suitability of a proposed development site for conventional private sewerage disposal systems cannot be demonstrated, project proponents shall be required to prepare designs for alternative or non-conventional sewerage treatment systems to be evaluated in conjunction with the development proposal. Any alternative or non-conventional sewerage treatment system shall be proposed in conjunction with a practical and appropriate installation, monitoring and maintenance program in accordance with State Water Quality Control Board standards.
- E. All subdivision, and other development proposals shall provide for adequate areas to be set aside for leach field sites (where sewerage tank-leach field systems are to be utilized). Such adequate area shall include one primary site and one back-up site, each of which shall be of sufficient size and quality to accomodate the discharge of the project independently of the other.
- F. Environmental review policies shall utilize the variable of soil depth, permeability and slope as described in Section 7.503 to evaluate potential suitability of a project site for sewerage tank-leach field system use.

7.802 Erosion and Sedimentation Policies

A. Agricultural Activities:

- 1. Encourage, where possible, the use of contour tilling, stubble mulching, minimum tillage, and stubble planting practices on dry farmed grain land.
- 2. Encourage, where possible, good range management practices to reduce the excessive loss of vegetative cover, particularly in areas where range suitability is poor.

3. Discourage the placement of corrals, small horse pastures or dry feed lots in areas where slopes exceed 25% grade.
4. Require that animal enclosures (e.g. corrals and small pastures), located in residential areas with small lot sizes have appropriate sediment traps if vegetative cover cannot be maintained in the enclosure.

B. Construction Activities:

5. Require adequate grading plans, erosion control plans and drainage plans on all road or building construction/development permits where soil erosion is classified high or extreme in accordance with the methodology described in Section 7.503 above.
6. Require all grading activities regulated under provisions of the State of California Uniform Building Code (UBC) and County Code regulating grading activity to utilize adequate seeding, mulching and fertilizing of cut and fill slopes as prescribed by the Mariposa County Resource Conservation District and U. S. Department of Agriculture Soil Conservation Service.
7. Restrict all grading activities as regulated by UBC and County Code so as to prevent grading activities during periods of high precipitation in areas where erosion hazard is classified high or extreme in accordance with the methodology described in Section 7.503.
8. Review all grading and erosion plans as may be required in accordance with State law and county regulations for appropriate utilization of sediment traps, cut and fill bank stabilization techniques, diversion structure, waterway improvement, down drains and level spreaders.
10. Encourage the practice of flail mowing of vegetative cover along roadside where practical.
11. Require utilization of run-off diversions, re-vegetation, structural controls and stabilization products such as mulches, netting and chemical binders on all road construction projects.
12. Encourage the transport of excess soil from road cuts to fill areas where erosion hazard is minimized.
13. Require road easements of sufficient width to permit construction of erosion control systems and permit adequate sloping of cut and fill banks on unstable soil types.

C. Recreation Activities

14. Restrict use of off-road vehicles in areas where erosion hazard is classified as high or extreme in accordance with the methodology described in Section 7.503 above.

D. Mining Activities:

15. Require appropriate grading plans for all road and structural grading in accordance with County regulation and State law.
16. Require reclamation plans on all mining activities in accordance with State law and County ordinance, and review such plans for adequacy of erosion control measures.

E. Timber Harvesting Activities:

17. Require appropriate grading plans for all road and structural grading in accordance with County regulation and State law.
18. Review all Timber Harvesting plans and prepare appropriate comments with respect to removal techniques utilized.

F. Fire and Fire Control Activities

19. Encourage brushing and control burn programs in brush lands in conjunction with an approved revegetation or range management program.
20. Review all brushing activities in excessively steep areas for the creation of "dry-creep" erosion hazard and require adequate sedimentation/run-off control structures as may be necessary.

G. Grading, Erosion and Drainage Plans

All grading and excavations requiring a grading permit in accordance with County Code and State law, and where such grading or excavation is being conducted primarily on soil type exhibiting "high" or "extreme" erosion characteristics in accordance with Section 7.503 shall have an approved erosion control and drainage plan in accordance with county requirements.

7.803 Sewerage Tank-Leach Field System Standards

- A. Percolation test and soil analysis as provided for Mariposa County Sewage Disposal Ordinance shall be used to determine soils suitable for septic system. Percolation rates in the disposal area shall not be slower than 60 minutes per inch for leach field or 30 minutes per inch for seepage pit. Percolation rates shall not be faster than 5 minutes per inch unless it can be demonstrated that a sufficient depth of soil is available to assure proper filtration.
- B. Five (5) feet of unsaturated soils shall exist between the bottom of the leaching field (10 feet for seepage pit) and the seasonably high water table or impervious layer. Greater depths will be required to the high water table if soils do not provide adequate filtration.

- C. The ground slope in the sewage disposal area shall not exceed 30%.
- D. The minimum sewage disposal area shall conform to the following

Percolation Rate (Minutes/Inch)	Minimum Useable Disposal Area (sq. ft.)
41-60	12,000
21-40	10,000
11-20	8,000
Less than 10	6,000

The area shall not be less than; 50 feet from property line for leaching field; or 75 feet from property lines for seepage pit. (This applies only to new land divisions.) The above areas may be increased if soil below the leaching system has slow absorption capabilities and slopes greater than 15%.

- E. In an area where shallow ground water is used for domestic water supplies and areas of significant water shed values, lower density land use policies will be set forth by the Planning Commission in order to avoid high concentrations of sewage that may affect the beneficial use of ground and surface water.
- F. A proposed sanitation site will not be considered useable if rock inclusion would prohibit installation of an adequate septic system. The site area shall be of such dimension and in one location or contiguous locations as to be practical for installation of a sewerage disposal system.
- G. Specially Designed or Engineered Systems
 - 1. Where a specific sanitation site cannot be developed to meet the standards described above on a project proposal, an engineered or specially designed system will be required. System designs will be prepared by a registered sanitarian or sanitary engineer and approved by the County Sanitarian. Where specially designed or engineered systems are required on subdivision developments (where lots are to be sold without a structure or dwelling) a notice shall be recorded on the deed of the parcel or by other means indicating the need for a specially designed or engineered system.
 - 2. Any sewage disposal system that is classified as experimental or alternative by the Water Quality Control Board shall have a County approved maintenance, monitoring and inspection program.

H. Percolation Tests on Subdivisions

Unless, in the determination of the County Sanitarian that the subdivision is for such a use as not to need sewerage disposal systems, or acceptable evidence exists which indicates that individual lots have the capacities to accomodate septic effluent, all subdivisions shall be required to have percolation tests conducted in accordance with County standards regardless of subdivision lot size.

I. Septic Tank Maintenance Programs

Where a septic system maintenance program is required the following methods are acceptable: Location within a Community Services District, County Service Area, Assessment District or other Special District which is authorized to provide septic tank maintenance and there is an agreement that such maintenance is to be provided to the subject site.

J. Package Treatment Plants

Where sewage disposal is to be accomplished through a private treatment plant having more than five (5) service connections on the same lot or two (2) or more connections if not on the same lot or where other than conventional septic tank-absorption fields are proposed or where water flows are expected to exceed 2,500 gallons per day, the following requirements are to be met:

- (1) Plans and specifications prepared by a registered civil engineer, and approved by the County Sanitarian.
- (2) Approved operation and maintenance agreement when system is not to be operated and maintained by a Special District, service area or other similar local government entity.
- (3) Easement agreements, if applicable.
- (4) Discharge permit from the CVRWQCB.
- (5) If the new plant is to be operated by or incorporated into a County Service Area, Community Service District or other Public Agency System, approval of that public agency of system design is required.

7.804 Erosion and Sedimentation Standards

The following standards are only provided as a guide to administrators of Mariposa County regulations, policy bodies approving development permits and individuals conducting grading or other activities and wish to evaluate specific sites for utilization, estimating improvement costs, minimize the cost of potential civil liability to grading construction, or other activity and insure maximum utilization of improvements, furthermore, Mariposa County Code provides for "hazardous grading" abatement. The following standards should be utilized for the identification of such "hazardous" situations and provide guidance for such abatement measures.

A. Animal Enclosures:

Animal enclosures that are located in areas approved by land use or zoning for densities greater than one single family residence per forty acres, and where such an enclosure is located on a site with slopes in excess of 25% and where vegetative cover cannot be maintained from the keeping of animals, the following standards should apply:

1. Adequate measures should be taken to insure that animals have restricted access to major drainage channels traversing such animal enclosures. Access will be for watering purposes and restricted crossing of such channels.
2. Adequate measures shall be taken to insure minimum erosion, and that run-off does not contaminate surface water drainage channels such as diversion dikes, settling ponds, and run-off spreading devices.

B. Revegetation:

All areas of grading or excavation where surface soil is exposed shall be revegetated as follows:

1. The exposed area shall be re-seeded with annual Rye at a rate of 27 lbs. to the acre. An equivalent may be approved by the Soil Conservation Service.
2. The exposed area shall be fertilized with a minimum of 80 lbs of available nitrogen and 87 lbs of phosphoric acid for every acre.
3. Mulch of straw or hay shall be applied and stabilized at a rate of 100 lbs. for every 1,000 square feet of exposed soil area or a little over 2 tons of straw/acre.

C. Construction

1. All roads and driveways shall have water diverted away from the road side and exposed soil at proper locations. Where slopes exceed 15% in road grade, water shall be diverted in accordance with accepted drainage design standards.
2. Cut and fill banks should be no steeper than two horizontal to one vertical in materials which are erodable. Soils rated as "Extreme" with respect to erosion potential should have cut and fill banks of no steeper than four horizontal to one vertical without specially designed erosion control measures approved by the Resource Conservation District.
3. All building and construction pads shall be designed with a slope towards the back or cut bank to prevent water flow over the face of a fill bank.

8.000 SEISMIC SAFETY ELEMENT

8.100 INTRODUCTION

Protection of life and property, coupled with a concern about minimizing hazards to such life and property from occurrences of seismic activity is a primary concern of the County of Mariposa, the State of California, and the Federal government. These potential hazards, along with policies and development standards designed to prevent or mitigate them, are discussed in this Element in order of their potential incidence and degree of hazard.

Historically, seismic phenomena have resulted in varying amounts of destruction and loss of life in California. Although Mariposa has not historically been subject to extensive seismic activity, awareness and understanding of latent risks and costs, along with proper design and protective construction standards, can enable development to take place in potentially hazardous areas. Conversely, improper design of structures, parcels, service facilities and roads in hazardous areas could result in structural damage, personal injury, loss of life and resources, and extra fiscal burdens on government in the event of seismic occurrence.

California State Government Code Section 65302 (f) directs that the County develop:

" A SEISMIC SAFETY ELEMENT CONSISTING OF AN IDENTIFICATION AND APPRAISAL OF SEISMIC HAZARDS SUCH AS SUSCEPTIBILITY TO SURFACE RUPTURES FROM FAULTING, TO GROUND FAILURES, OR TO EFFECTS OF SEISMICALLY INDUCED WAVES SUCH AS TSUNAMIS AND SEICHES."

There are several fault zones in Mariposa County although there has been no reported incidence of damage related to the activities within these zones. The Foothills Fault System terminates in mid-County. Until the Oroville earthquake in 1975, this system was thought to be inactive. Two fault zones, the Bear Mountain on the western edge, and the Melones on the eastern edge, comprise the Foothill system.

The Bear Mountain Fault zone, which was responsible for the Oroville Earthquake, runs under Lake McClure and according to present mapping terminates about 2 1/2 miles east of Hornitos. A portion of the fault runs under Exchequer Dam. The Melones Fault Zone enters the County along Highway 49 and extends southerly through Coulterville, Bagby, east of Bear Valley and Mt. Bullion, and underlies the town of Mariposa, terminating in the Mormon Bar area. Additionally, mapping indicates a fault running southeasterly from Texas Hill Road to Mariposa Pines. Refer to Exhibit 8-A.

According to the 1974 Five County Seismic Safety Study "There are no known active faults within the five-county area." However, a matter of days after the Oroville Earthquake in 1975, a quake registering 4.1 in Berkeley and 4.4 in Pasadena was centered south of Cathey's Valley. There was no reported damage resulting from this quake.

According to two recent studies, Earthquake Evaluation Studies of the Auburn Dam Area, U. S. Bureau of Reclamation, 1977 and Special Publication #54, Technical Review of the Seismic Safety of Auburn Dam, California Division of Mines and Geology, May, 1979, the Foothills Fault System must now be considered active, based on geologic findings in the northern part of the system. Studies undertaken by the Bureau of Reclamation extended as far south as Table Mountain near Sonora, but did not extend to Mariposa County.

For many years, geologists have known that there is a strong correlation between the locations of earthquake zones and areas of petroleum production. This phenomenon has been studied and even mapped on a world-wide basis (see, for example, Tiratsoo, E.N. Petroleum Geology, McGraw-Hill, N.Y., 1951, p.102, fig. 17). This correspondence is not a statistical accident, but emphasizes the great degree of dependence of the two on the existence of zones of SEDIMENTARY rock.

Most of Mariposa County is either Igneous, being a part of the Grandiorite Batholith known as the Sierra Nevada, or Igneous overlain with Metamorphic rock. The overlying rock is commonly a variety of slate. These considerations perhaps explain the fact that the occurrence of an earthquake resulting in significant damage has never been recorded in Mariposa County.

There are some evidences of faulting within the Granite areas but these appear to be very old and, of course, do not involve loose or light sediment. The key point here is that the existence of faults or fault systems, in itself, does not indicate high likelihood of strong or frequent seismic activity. Other geological and structural factors must be considered as part of the whole.

The prediction of earthquakes at this time is an inexact science to say the least, but hopefully will become a more useful tool in the future. Therefore, we must rely to a great degree on known past history in any assessment of seismic activity.

Geological data notwithstanding, we are faced with one historical fact; namely, there is no record of an earthquake causing significant damage within the County aside from some very limited rockslides in the cliff areas within Yosemite National Park and some relatively minor sloughing from some road cuts. Thus Mariposa County, relative to many other areas in the state, appears to be quite low in seismic hazard potential.

8.200 SEISMIC SAFETY CONCERNS

The Five-County Seismic Safety Study considered Mariposa County only in light of its distance from the San Andreas Fault to the west and the Owens Valley Fault System to the east. Based on information known at the time of that study, the major part of Mariposa County was shown in Seismic Zone S-1. Zone S-1 is described as having general features of hard rock, alluvium on valley floors, and weathered bedrock in mountain meadows. The zonal characteristics of Seismic Zone S-1 indicates the primary hazard of generalized groundshaking to

be low in damage potential. Secondary hazards and their damage potential are landslides, moderate to high; subsidence/settlement, minimal; liquefaction, minimal; and seiches, low. Only the mid to eastern portions of Yosemite National Park were shown in Seismic Zones S-2 and S-3, both of which are subject to more severe primary and secondary hazards due to the area's proximity to the Owens Valley Fault Zone. There is no data, even in light of the 1975 quakes, to believe that these seismic zone designations are not still applicable.

8.201 Data Base

This discussion of Primary and Secondary hazards is based upon information provided in the Five-County Seismic Safety Study on the hazards associated with Zone S-1, as this zone encompasses the populated centers of the County. Additional documentation is available on the geologic hazard potential in Mariposa County. This documentation is contained within the Mariposa County General Plan and Master Environmental Impact Report Support Document (III).

8.202 Mapping

Maps have been developed by the California Division of Mines and Geology which delineate the Bear Mountain Fault Zone and the Melones Fault Zone, both of which comprise the Foothill Fault System. The Five-County Seismic Safety Study has mapped levels of risk areas for landslide potential on a very generalized basis for Mariposa County. Additionally, soils and slopes have inventoried to more specifically defined areas of potential slide hazard. A data base has been developed for exhibiting potential hazardous slide areas. Such mapping would be utilized in conducting site evaluations for all development projects.

The Mariposa County Disaster Plan, as it is affected by the requirements of this Section, are specifically described in the Safety Element (Section 11.2).

8.300 SEISMIC SAFETY OVERALL GUIDING POLICY

The overall Guiding Policy of the Seismic Safety Element of the Mariposa County General Plan is as follows:

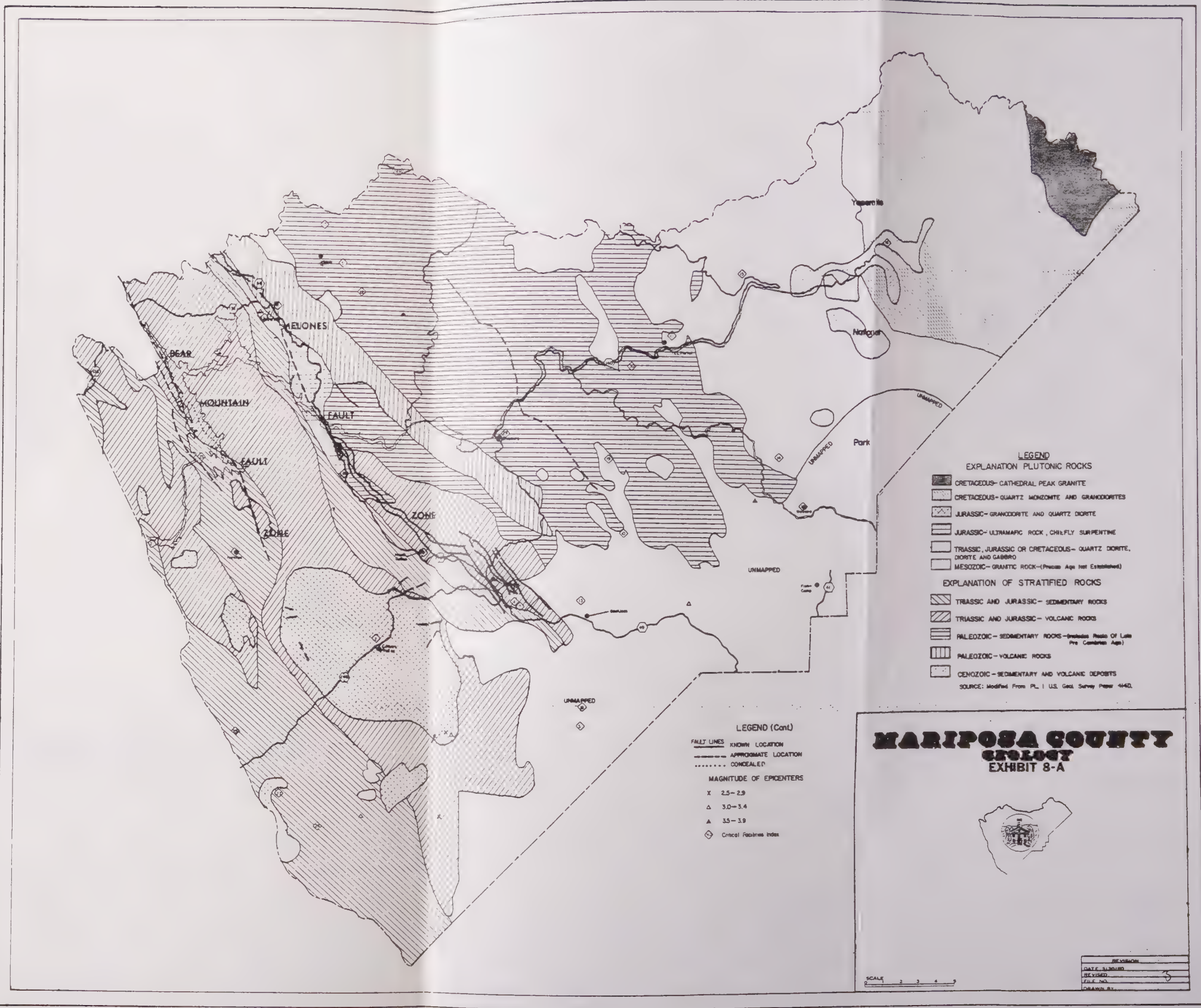
"TO PROTECT LIFE AND PROPERTY ENDANGERED BY SEISMIC ACTIVITY,
LANDSLIDES, AND DAM FAILURE CAUSED BY SEISMIC ACTIVITY."

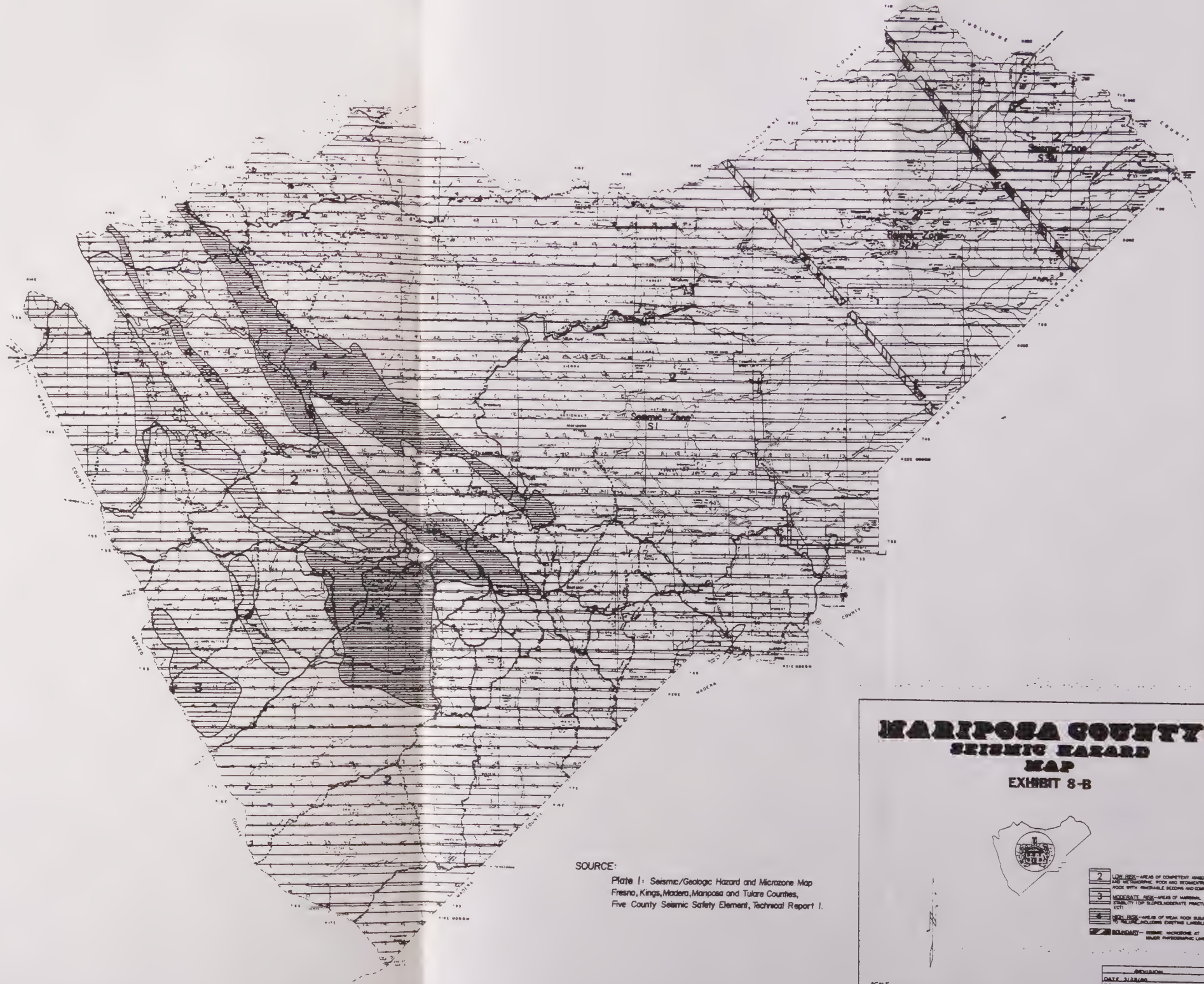
The above guiding policy is implemented by the policies and standards described in the following section.

8.400 SEISMIC SAFETY POLICIES AND STANDARDS

8.401 The following policies and standards shall be considered immediate:

- A. Changes in the Uniform Building Code, as such changes address Seismic Safety Standards, shall be implemented as soon as practical.





SOURCE:
 Plate 1: Seismic/Geologic Hazard and Microzone Map
 Fresno, Kings, Madera, Mariposa and Tulare Counties,
 Five County Seismic Safety Element, Technical Report I.

MARIPOSA COUNTY **SEISMIC HAZARD** **MAP** **EXHIBIT 8-B**



- 2 LOW RISK - AREAS OF COMPETENT BEDROCK AND METAMORPHIC ROCK AND BEDROCK WITH MINOR, ISOLATED, AND COMPACTED
- 3 MODERATE RISK - AREAS OF MARSHAL STABILITY TOP SLOPE/UNDERSTANDING FRACTURES
- 4 HIGH RISK - AREAS OF WEAK ROCK SUBJECT TO FAILURE, INCLUDING CRUSTAL LINEARITIES
- 5 SEISMIC - AREAS OF WEAK ROCK SUBJECT TO FAILURE, INCLUDING CRUSTAL LINEARITIES

SCALE 0 1 2 3 4 5

REVISION
 DATE 3/28/80
 DRAWN BY

9.000 NOISE ELEMENT

9.100 INTRODUCTION

State policy dictates that "all necessary action to provide the people of the State with freedom from excessive noise" be taken. Section 65302 (f) of the State Government Code states that the Noise Element should determine noise levels of existing and proposed transportation facilities and conclusions must be drawn regarding appropriate site or route selection alternates and noise impact upon "compatible" land uses.

The State Government Code, Section 65302 (g), defines the Noise Element in these terms:

A noise element which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 39850.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for use in development of the land use element to achieve noise compatible land use and also to provide baseline levels and noise source identification for local noise ordinance enforcement.

The sources of environmental noise considered in this analysis shall include, but are not limited to, the following:

- (1) Highways and freeways.
- (2) Primary arterials and major local streets.
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems.
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards.
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

The noise exposure information shall be presented in terms of noise contours expressed in community noise equivalent level (CNEL) or day-night average level (L_{dn}). CNEL means the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night between 10 p.m. and 7 a.m. L_{dn} means the average equivalent A-weighted sound level during a 24-hour day obtained after addition of 10 decibels to sound levels in the night between 10 p.m. and 7 a.m.

9.200 NOISE GENERATION IN MARIPOSA COUNTY

Within the County the chief sources of noise generation are:

1. Mariposa/Yosemite Airport
2. Motor vehicle noise
3. Off road vehicles and recreational uses

While take off and landing of aircraft represents a ready source of transportation noise, the Mariposa County Airport does not presently impact noise on neighboring residences. A noise contour summary is attached in Appendix 8.200 for proof of this statement.

The chief noise generator in the county are the various state highways. The majority of the traffic comes from automobile and light trucks since none of the highways serve as truck commuter routes. The heavy trucks which do use the roads are generally commercial carriers for products and supplies, construction activities, and some limited industries. Noise contours data at 5dBA (CNEL) can be found in Appendix 8.200. As these figures show, noise from the highways is relatively low when compared to such major truck routes on freeways. This, when coupled with large parcels, provides for a great deal of flexibility in placing homes in areas below 55dBA (CNEL).

Off-the-road vehicles pose a particular noise hazard as well as ecological problem in the County. During summer months, motorcycles use mountain roads and trails for recreational travel, many times leaving established pathways causing extensive damage to ground cover and runoff patterns. Noise from these vehicles, because of engine speed and soft mufflers, extends for miles in the quiet mountain areas.

Other sources of environmental noise do not occur in Mariposa County, and as such are not evaluated for noise exposure. Such other sources are passenger and freight line railroad operations and ground rapid transit systems; heliport, helistop and airport operations; large local industrial plants; or other ground stationary noise sources.

9.300 NOISE ELEMENT OVERALL GUIDING POLICY

The overall guiding policy of the Noise Element of the Mariposa County General Plan is as follows:

TO ADOPT A PREVENTATIVE POSTURE OF CONTROLLING AND REGULATING, WHERE POSSIBLE, THE SOURCE OF NOISE IN THE COUNTY, AND TO PROVIDE FOR LAND USES WHICH ARE COMPATIBLE WITH EXISTING NOISE SOURCES.

9.400 STANDARDS

In the evaluation of our noise environment it is important to establish standards for evaluating the noise level, and for establishing land uses compatible with the noise environment.

9.401 DEFINITIONS

A. Decibel (dB)

The decibel is the most commonly used unit to express sound relative to a reference pressure of 20 micronewtons per square meter (the threshold for hearing). Sound levels in decibels are calculated on a logarithmic basis, hence an increase in 10 dB is perceived as a doubling of noise (i.e. 50 dB is twice as noisy as 40 dB).

B. A-Weighted Sound Level

The sound pressure level in decibels as measured on a sound level meter using a A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

C. Community Noise Equivalent Level (CNEL)

CNEL represents the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and night time (10:00 p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening noise, and weighting of 10 dB to night noise.

D. Day-Night Average Sound Level (L_{dn})

The L_{dn} represents the average noise level over a 24-hour period (based on average energy content of sound) with a 10 dB weighting applied to night time noise. In general L_{dn} and CNEL agree within 1 dB.

9.402 COMPATIBLE LAND USES

Listed in Exhibit 9-A are various land use categories along with the appropriate CNEL or L_{dn} noise expose level. For the evaluation of the noise exposure level

the terms "Normally Acceptable", "Conditionally Acceptable", or "Normally Unacceptable", and "Clearly Unacceptable" are given. These terms are defined as follows:

A. Normally Acceptable (NA)

Land Use is satisfactorily based on the assumption of conventional construction methods, and a pleasant outdoor environment.

B. Conditionally Acceptable (CA)

New construction of the specified use should be undertaken only after a detailed analysis of the noise reduction requirements. The outdoor environment will be noisy, but tolerable if not for prolonged periods.

C. Normally Unacceptable (NU)

New construction of the specified use should be discouraged. If construction is permitted, a detailed noise analysis is required. Outdoor areas will have to be shielded.

D. Clearly Unacceptable (CU)

New construction should not be undertaken.

9.403 CNEL/L_{dn} CONTOURS - STATE HIGHWAYS, ROADS, AND AIRPORT

Section 8.200 of the Data Appendix contains the contours and distances established for the airport, State highways and County roads. These figures do not take into account terrain or natural features which act to deflect or extend these contours from the road right of way lines. Only individual monitoring of subject sites will provide accurate data on the actual noise environment for parcels next to any roads.

9.404 Noise Sensitive Land Uses

The noise sensitive land uses of hospitals, schools, and rest homes exist at various locations throughout the county. When the location of these facilities is compared to the chief noise generators (highways, roads and the airport) it is relatively apparent that these uses lie outside of any 55dBA CNEL contour developed. Since no other noise generators have been identified, we do not anticipate that these noise sensitive uses would be affected by noise levels above 55dBA CNEL. On site monitoring of these noise sensitive uses is seen as being unnecessary and ineffective at this time for the reasons cited above. It is recognized that the noise environment could change over time, and future evaluations should be made to determine whether such monitoring is necessary.

9.405 Noise Exposure Inventory

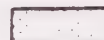
At the present time, Mariposa County cannot develop a noise exposure inventory because of the lack of accurate data. The use of census block data, as

EXHIBIT 9-A

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL – LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL – MULTI. FAMILY						
TRANSIENT LODGING – MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						

INTERPRETATION



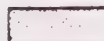
NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



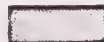
CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

suggested by the Noise Element Guidelines, is unavailable to Mariposa County. Census information in the County is provided by enumeration districts which vary in size from one square mile to hundreds of square miles. Without more refined data the County cannot determine population counts unless it conducts its own census. In light of the low noise environment of the County, and the relatively few noise generators, such an activity is not seen as being cost effective at this point in time.

The rural lifestyle found in Mariposa County results in a noise environment which is well below 55 dBA CNEL. The type of large lot development which predominates the County provides for adequate site analysis to locate residences away from any potential noise generator. Given this rural lifestyle, it is quite common to hear chainsaws, barking dogs, tractors, and such similar sounds which are part of the maintenance of that lifestyle. While these sounds may momentarily detract from the quiet side of the rural lifestyle, they are not seen as being significant enough to warrant concern.

9.500 NOISE ELEMENT POLICIES

The following are specific policies to achieve the intent of the overall guiding policy. These are to be considered long-term policies according to the definitions of Section 2.000 of the Mariposa County General Plan:

1. Insure compliance with the State law for the proper insulation of new dwellings.
2. Insure compliance with State law for the proper special noise insulation standards for new multi-family dwellings constructed within the 60 dBA (CNEL or L_{dn}) noise contour.
3. Encourage cooperation with the National Forest Service and Bureau of Land Management to reduce noise from off road vehicles.
4. Require cost effective mitigation measures be taken for all projects which have the potential of emitting noise above 70 dBA (CNEL).
5. Work with State agencies, whenever practical, to implement noise reduction programs.
6. Further the development of noise exposure contours for State Highways and major County roads when new traffic counts become available.

7. Facilitate the preparation of a Community Noise Exposure Inventory, current and projected, which identified the number of persons and residences exposed to various levels of noise throughout the communities of Mariposa County.
8. Insure that the Noise Element remains consistent with the Land Use, Circulation and Housing Elements of the General Plan.

9.600 NOISE ELEMENT GOALS

The following are goals of the Noise Element. These are to be considered continuing (long-term) goals for the constant maintenance of a healthy environment.

1. To preserve the quality of life in Mariposa County by preventing and suppressing the intrusion of objectionable levels, frequencies, and time durations of noise by controlling noise at its source.
2. To provide sufficient information to the decision making body concerning the community noise environment so that noise may be considered in land use development.
3. To ensure that new development does not produce noise levels which create an unacceptable noise environment in those existing areas of the county where the noise environment is deemed acceptable, and also in those locations deemed noise sensitive.
4. When it is determined to be necessary the county will prepare a Community Noise Exposure Inventory for the communities in Mariposa.
5. When it is determined to be necessary the County will monitor the existing and proposed land uses deemed to be "noise sensitive".

10.000 SCENIC HIGHWAYS ELEMENT

10.100 INTRODUCTION

The Scenic Highway Element is required as part of all city and county general plans. Government Code Section 65302 (h) describes the requirement as follows:

"THE PLAN SHALL INCLUDE A "SCENIC HIGHWAY ELEMENT FOR THE DEVELOPMENT, ESTABLISHMENT, AND PROTECTION OF SCENIC HIGHWAYS PURSUANT TO THE PROVISIONS OF ARTICLE 2.5 (COMMENCING WITH SECTION 260) OF CHAPTER 2 OF DIVISION 1 OF THE STREETS AND HIGHWAYS CODE."

While the element is a requirement in all county general plans, it does not require designation of scenic highways even though part of the State Scenic Highway System is located within the planning area of the county. The Mariposa County Planning area presently contains proposed sections of State Scenic Highways (State Highway 49 from northern to southern county lines and State Highway 140 from the junction of Highway 49 to Yosemite National Park).

General principles of a scenic highway element are as follows:

- A. The accurate definition and designation of local, county, and state routes comprising a total system including adjacent scenic areas.
- B. The establishment of high quality objectives, principles, and standards as related to the development of a scenic route system, including preservation and enhancement features of areas adjacent to the scenic routes and those areas that may be considerably removed but visible from the scenic routes.
- C. Continue to coordinate all scenic route proposals and related programs with all levels of government and with all concerned citizens organizations and individuals.

10.200 SCENIC HIGHWAYS ELEMENT-DEFINITION OF TERMS

The following definitions shall be used in applying policy, standards, and implementation measures of the Mariposa County Scenic Highways Element:

- 10.201 Scenic Conservation Areas: The visible land area outside the highway right-of-way and generally described as "the view from the road".
- 10.202 Official State Scenic Highway and Official County Scenic Highway: Scenic highways officially designated by the State Scenic Highway Advisory Committee after application from local jurisdictions, and only if on the list of eligible highways found in Section 263 of the Streets and Highways Code.

10.203 Rural Designated Scenic Highway: A route that traverses a defined corridor within which natural scenic resources and aesthetic values are protected and enhanced.

10.204 Urban Designated Scenic Highway: A route that traverses a defined visual corridor which offers an unhindered view of attractive urban scenes.

There are three specific features of scenic routes, which are as follows:

1. The right-of-way
2. The scenic corridor
3. Areas beyond scenic corridor

10.205 Right-of-Way: The scenic route right-of-way is comprised of the paved road and adjacent lands required for roadway protection, public utilities, storm drainage, pedestrian travel, and roadside planting. Ownership of the right-of-way may also include roadside rests, cycling, riding, hiking trails, and related facilities.

10.206 The Scenic Corridor: Scenic Corridors are areas that extend beyond the right-of-way and possesses scenic quality features. These areas either can be acquired by the State or local government entities, or development controls can be applied for purposes of preserving and enhancing relatively nearby views or maintaining substantially unobstructed views along the scenic route, thereby providing a pleasant travel route. The scenic corridor should also include slope and utility easements and, in certain selected areas, roadside rests, cycling, riding, and hiking trails. Development controls should be applied to preserve and enhance scenic qualities, restrict unsightly use of land, control structural heights, and provide design and architectural guidance along the entire scenic corridor.

10.207 Areas Beyond Scenic Corridor: Because scenic routes will extend beyond scenic corridor boundaries, certain basic general requirements for development are necessary to preserve and enhance the attractiveness of these areas. Development and guidance controls may be required for both developed and undeveloped areas.

State "Guidelines for Local General Plans" see the Scenic Highways Element as relating directly to the Open Space and the Circulation Element of the General Plan and indirectly to the Land Use Element. Integration of the Scenic Highways Element into the context of a comprehensive plan insures the internal consistency and viability of the plan as both product and process. Responsibility for scenic highway corridor protection falls on the local jurisdiction having control over the use of land within the corridor.

10.300 SCENIC CHARACTER OF MARIPOSA COUNTY

Mariposa County offers a wide and outstanding panorama of natural scenic resources, historical sites, and recreational attractions which draw many visitors each year.



MARIPOSA COUNTY **SCENIC HIGHWAYS** **ELEMENT** **EXHIBIT 10-A**



PROPOSED STATE SCENIC HIGHWAYS
 POTENTIAL SCENIC CONSERVATION AREA

SCALE
 0 1 2 3 4

REVISION
DATE - 3/2/88
REVISION
DATE - 3/2/88
DESIGNED BY

A traveler may ascend from the San Joaquin Valley through picturesque foothills into the famous Mother Lode country, continuing through historical towns to the majestic Yosemite Valley. A traveler may also follow the famous Mother Lode along a north-to-south route passing through many rustic remnants of early boom towns. Access to a wide variety of public recreation areas as well as secluded residential developments is provided by State and local highway systems.

10.400 SCENIC HIGHWAYS OVERALL GUIDING POLICY

The overall guiding policy of the Scenic Highways Element of the Mariposa County General Plan is as follows:

TO PRESERVE, PROTECT AND, WHERE NECESSARY, ENHANCE THE SCENIC RESOURCES ALONG DESIGNATED HIGHWAYS LOCATED IN THE COUNTY FOR THE VISUAL ENJOYMENT OF RESIDENTS OF MARIPOSA COUNTY AND THE TOURING PUBLIC.

10.500 SCENIC HIGHWAYS POLICIES

Proposed scenic conservation areas described in Exhibit 10-A shall be studied to determine appropriateness for nomination and designation as scenic conservation areas.

10.600 SCENIC HIGHWAYS ELEMENT STANDARDS

When, and if, nominated and designated as scenic highways and scenic conservation areas, the following standards shall apply:

A. Scenic Highways or Routes:

1. All designated scenic highways or routes shall be regulated in accordance with the provisions of the Street and Highways Code and other applicable codes.
2. Appropriate scenic conservation areas along designated scenic highways and routes shall have appropriate land use regulations imposed to insure preservation of the route's or highway's scenic value.

B. Scenic Conservation Areas:

1. Within scenic conservation areas along designated highways or routes, all permits for construction and/or development shall be reviewed to assure compatibility of the proposed construction and/or development with the scenic value of the area.
2. Land use and density policies for scenic conservation areas along designated routes shall be periodically reviewed to insure that such policies are compatible with the scenic conservation value of the area.

3. All hillside construction and development in areas with steep slopes in scenic conservation areas along designated scenic routes shall conform to the conservation and open space policies of the Mariposa County General Plan.

10.700 SCENIC HIGHWAYS IMPLEMENTATION PROGRAM

10.701 Public Awareness

- A. As appropriate, local residents and members of the business community shall be provided with opportunities to discuss the effect and value of scenic conservation policies.
- B. All designated scenic highways and routes shall have appropriate signs and mapping for use by the public.
- C. Community groups with interest in preserving a scenic corridor may be formed into AD-HOC Advisory Committees to advise the Commission and Board on scenic conservation policies as appropriate.

11.000 SAFETY ELEMENT

11.100 INTRODUCTION

The Safety Element of the Mariposa County General Plan shall be considered in conjunction with Section 8.000 (Seismic Safety Element).

California State Government Code Section 65302 (i) directs that the County develop:

"A SAFETY ELEMENT FOR THE PROTECTION OF THE COMMUNITY FROM FIRES AND GEOLOGIC HAZARDS INCLUDING FEATURES NECESSARY FOR SUCH PROTECTION AS EVACUATION ROUTES, PEAK LOAD WATER SUPPLY REQUIREMENTS, MINIMUM ROAD WIDTHS, CLEARANCES AROUND STRUCTURES, AND GEOLOGIC HAZARD MAPPING IN AREAS OF KNOWN GEOLOGIC HAZARDS."

11.200 GENERAL COUNTY SAFETY CONCERNS

In Mariposa County there is a potential hazard from fire, flood, and geological phenomena in that order of potential incidence. The particular features of the County which entice new development, and which are the source of this potential hazard, include dense vegetation and native grasslands, abundant creeks and rivers, and moderate to steep topography.

Each year wildfires occur which damage natural resources, life, and property. High fire hazard areas occur depending upon the amount of flammable vegetation and other fuel sources in an area, combined with weather, wind, and steep slopes. Mariposa County is covered by a combination of grasslands, chaparral, and forests which become very flammable in dry months. The wind and heat from June to September also contribute to the fire danger. Even in winter months, however, fire danger persists, because people do not realize that brush can remain green even after passing an actual wilting stage of dryness, and the drying effects of several days of wind can evaporate the benefits of moisture.

While the potential for fire is the most pervasive threat to residents on a day to day basis, another potential hazard, flood, requires consideration. The result of flooding could be loss of property and/or life, or disruption of services.

Flood hazard areas and flood prone areas have been defined for Mariposa County within maps published by the U. S. Department of Housing and Urban Development and the U. S. Geological Survey. Because of the steep terrain, flooding and resulting flood hazards to life and property has been relatively rare in Mariposa. Flooding has been localized in areas where stream channels have not been well defined, and has resulted primarily from heavy run-off from

seasonal storms and snowmelt in the Spring. Flooding has at times covered roads and made transportation hazardous.

In addition to the potential result of fault zone movement, which is treated within the Seismic Safety Element, (See Section 8.000) Mariposa County also has more frequent occurrences of landslides and rockslides caused by excessive saturation of loosely compacted soils during the wet months, usually on road cuts.

11.201 County Disaster Plan

The County Emergency Services Plan provides for coordination of services during major emergencies in order to accomplish the following:

1. Mobilization of people and resources.
2. Dissemination of emergency information, advice and action instructions to the public.
3. Survey and evaluation of emergency situation.
4. Evacuation and/or rescue as required.
5. Care and treatment of casualties.
6. Coordination with American Red Cross.
7. Enforcement of police powers.
8. Implementation of health and safety measures.
9. Protection, control and allocation of vital resources.
10. Restoration or activation of essential facilities and systems.

Specific programs as contained in the Mariposa County Emergency Services Plan require updating with respect to some of the findings contained in the Safety and Seismic Safety Element.

11.300 SAFETY OVERALL GOVERNING POLICY

The overall policy of Mariposa County with respect to the Safety Element is as follows:

"TO PROVIDE AN ENVIRONMENT FOR ITS RESIDENTS IN WHICH LOSS OF LIFE, INJURIES, DAMAGE TO PROPERTY, AND ECONOMIC AND SOCIAL DISLOCATION RESULTING FROM FIRE, FLOOD AND GEOLOGIC HAZARDS HAS BEEN MINIMIZED OR ELIMINATED."

"Minimize" shall mean reduce to the smallest amount or degree within practical limitations. The following sections shall be utilized to address fire, flood and geologic hazards specifically, with respect to addressing the Overall Guiding Policy of the Mariposa County General Plan Safety Element.

11.400 HAZARDS

11.401 FIRE HAZARD

A. Introduction

The Mariposa unit of the California Division of Forestry has identified and mapped areas which are rated as "moderate", "high", or "extreme" fire hazard areas. These maps utilized as criteria vegetation, slope, and water conditions. Additionally, areas surrounding volunteer units have been mapped as to response times of 7 1/2 to 15 minutes on major access roads. A large portion of the County is shown on those maps as "extreme" hazard areas. These areas consist mainly of brush with susceptibility to high winds. These maps are maintained in the Mariposa County Planning Office.

Much of the area currently developed in Mariposa County lies in this hazardous fire zone, and much of the future parcelization and subdivision of land will be located in these areas. This is of critical importance to the County, since wildland fires caused losses of \$126,000 in 1979 alone, and the major causes of this loss was related to human habitation and equipment use, debris burning, and arson. Additionally, structural and personal property losses in 1979, not wildfire related, resulted in losses exceeding \$650,000. There is a recognized relationship between population growth and fire incidence, and Mariposa County's population has undergone a major growth spurt during the last three years. As property values, structural values, and population have escalated, so then have the dollar losses from fires.

Historically, the sparse rural population in the County had a different attitude toward fire incidence and fire prevention. An awareness of the individual responsibilities of property owners would naturally place less demand on County fire protection service levels. Much of Mariposa County's population influx, however, has been comprised of former urban dwellers with less understanding of the rural environment, coupled with a conditioned dependence upon public fire protection services. When this lack of experience and conditioned attitude is combined with a desire to locate dwellings on sometimes isolated large acreage parcels intended or suitable for resource conservation (i.e. agricultural, timber, or woodland use), the same sense of preservation or development of the property through fire preventative measures is often non-existent.

When this situation occurs, fuel loading increases and structural protection measures either don't exist or deteriorate. As population densities increase, former fire prevention measures such as individual large acreage controlled burns become too hazardous to undertake. The result is a combination of factors which place greater importance on the development of an effective structural fire protection agency or system which may not have been necessary as little as five years ago.

B. Goal

The specific goal for reducing identified fire hazards is as follows:

"TO PROTECT LIFE AND PROPERTY ENDANGERED BY FIRE, BOTH WILDLAND AND DOMESTIC; BY SUSTAINING ADEQUATE SERVICE LEVELS TO RESIDENTS; BY UTILIZING THE MOST EFFICIENT MULTI-LEVEL FIRE PROTECTION SYSTEM; BY CREATING DEVELOPMENT STANDARDS WHICH WILL LESSEN FIRE HAZARD DANGER; AND, TO PROTECT NATURAL RESOURCES SUCH AS TIMBER."

C. Policy

Because of the dangers to life and property associated with fire hazard in Mariposa County, all but the last of the following policies shall be considered immediate, and by the definition contained within Section 2.000, General Plan Administration, should be implemented within a three-year period from adoption of this element.

1. Any subdivision development proposal proposing homes or homesites on hillsides in extreme fire hazard areas which have slopes in excess of 30% shall not be approved until such time as evaluations and recommendations of the responsible fire fighting agency has been reviewed and acted on by the development approval agency.
2. Promote subdivision development in areas with existing fire suppression services.
3. Discourage land use designations which permit intense development activity, where such land use designations are proposed to be located in areas outside of a 15 minute driving time from an existing fire department.
4. Require review of all subdivision projects by the County Fire Warden for adequacy of design.
5. Adopt standards for roads in wildland fire areas which provide sufficient access to firefighting equipment after consideration of recommendations of the County Fire Warden.
6. Adopt water availability standards for firefighting purposes for all subdivision projects, after consideration of recommendations of the County Fire Warden.

7. Continue the contractual arrangement with CDF for a centralized dispatch unit.
8. Support the upgrading of the communications network by providing necessary equipment to ensure direct communication with all volunteers.
9. Continue and provide means for upgrading the volunteer training program as economically practical.

The following policy should be considered long-term;

10. Strive to upgrade the ISO fire protection class rating of the majority of the County from 10 to 9, and work cooperatively with development interests to reduce this rating as possible to 7 or 8.
11. Enter into contractual arrangement with CDF for 24-hour on-call personnel and engine.
12. Explore, adopt and implement means for mitigating the financial impact of future development through the environmental review procedures.

D. Implementation Program

The following long term implementation measures and standards provide the program by which the County's goal relating to minimizing fire hazards shall be realized:

Implementation Measures

1. Adoption by the County of the latest Uniform Fire Code developed by the Western Fire Chiefs Association.
2. Adoption by the County of the Fire Safety Guide for California Watersheds as adopted by the CSAC Board of Directors.
3. The Mariposa County Planning Commission shall review all subdivision, use permit and rezoning applications for conformance with the Uniform Fire Code and Fire Safe Guides as provided above.

Standards

The following standards will be utilized for evaluating proposed developments in fire hazard areas:

1. Require, by ordinance, construction design and materials to increase fire resistance.
2. County road standards shall consider fire safety including proper identification.

3. Recommendations of the County Fire Warden for on site water storage shall be considered before approval of all commercial, commercial recreation, and industrial development proposed in areas not serviced by water mains.
4. Property owners are required to maintain clearance of hazardous flammable vegetation around structures and fuel modification in accordance with State requirements.
5. Requirements to maintain effective vegetative clearance around structures in a fire hazardous area shall apply to both persons owning or controlling such structures and to persons owning or controlling any land adjacent to such structures.
6. Fuelbreaks or greenbelts separating communities, or clusters or groups of structures from native vegetation are recommended. Fuelbreaks and greenbelts will be located to protect both developing areas and adjacent wildlands. The most advantageous location and design must be determined separately for each case in consideration of fuels, topography, weather, exposures, and other constructed or planned improvements.
7. The following standards shall apply to storage tanks for hydrocarbon fuels:
 - a. Gasoline or diesel storage should not be located within 50 feet of a residential structure.
 - b. Heating oil tanks should not be mounted on the side of the residence nor within 15' of any structure.

11.402 FLOOD HAZARD

A. Introduction

Floodplains in Mariposa County encompass riverine, lakes and their shores. Other potential areas exist near watershed drainage courses and have not been delineated by mapping. Flood hazard areas have been defined by the Department of Housing and Urban Development in the developed or populated areas of Mariposa, El Portal, Coulterville, Wawona, and Hornitos.

The term "floodplain" refers to any land areas susceptible to being inundated from any source of flooding. Floodplain, or flood prone area, refers to the base floodplain, an area subject to inundation from a flood having a one percent chance of occurring in any given year (100-year flood). A critical action floodplain is an area subject to inundation from a flood having a .02 percent chance of occurring in any given year (500-year flood). In Mariposa County only 100-year floodplains have been defined.

Floodplains have unique and significant values. Floodplains in their natural or relatively undisturbed state serve water resource values (natural moderation of floods, water quality maintenance, and ground water recharge),

living resource values (fish, wildlife and plant resources), cultural resource values (open space, natural beauty, scientific study, outdoor education, and recreation), and cultured resource values (agriculture, aquaculture, and forestry). Water and the adjacent floodplain exist in nature in a state of dynamic equilibrium. If one part of a riverine system is disturbed, the entire system usually adjusts toward a new equilibrium. Floodplain actions, therefore, must be made with careful assessment of their effect on natural and beneficial values.

B. Data Base

Riverine floodplains are valley areas adjacent to any size stream or river which can be covered by floodwaters. The term floodplain refers not only to areas near large bodies of water such as lakes and rivers, but may also refer to any land area susceptible to being inundated from any source of flooding, including often dry water courses. Such small watercourses can become sources of major flood damage when their watersheds experience rapid run-off.

Flooding can be increased by obstructions such as sediment, vegetation, and man-placed structures and facilities. A high hazard area is that portion of the floodplain where impedence to flood flow resulting from man's occupancy can increase flood heights and consequently the area subject to flooding. The major areas of concern for flood hazards in Mariposa County are as follows:

1. Damage to homes and other structures which already exist in floodplains.
2. Increasing development pressures within floodplains or along watershed drainage channels.
3. Further erosion along established stream channels.
4. Sedimentation into stream channels caused by cut and fill activities associated with structural and road development.
5. Potential development below dams which might be subject to inundation caused by dam failure.
6. Lack of adequate access for emergency equipment to residential structures during periods of flooding.

A full listing of maps and mapped flood hazard of flood prone areas is maintained in the Mariposa County Planning Office.

C. Goal

The specific goal for reducing identified flood hazards is:

"TO REDUCE THE RISK OF FLOOD LOSS, TO MINIMIZE THE IMPACT OF FLOODS ON HUMAN SAFETY, HEALTH AND WELFARE, AND TO RESTORE AND PRESERVE THE NATURAL AND BENEFICIAL VALUES SERVED BY FLOOD PLAINS."

D. Policies

These policies apply to all floodplain locations whether they are along or near rivers, streams, ponds, lakes, or watershed drainage courses which are subject, at a minimum, to a one percent chance of flood in any given year (100-year flood).

The following are the purposes of the policies contained herein:

1. Avoid development in the base floodplain unless it is the only practical development alternative.
2. Adjust to the base floodplain if it cannot be avoided in order to reduce the hazard and risk from flood loss.

It is not the intent to prohibit floodplain development in all cases, but rather to create a consistent government policy which would set standards for such development. The policies should be considered immediate, and should be implemented within a three-year period from adoption of this element.

1. Establish HUD/FIA Floodplain Maps and USGS Flood Prone Maps as the minimum for determining location within a flood hazard area.
2. Even when no mapped data exist, evaluate topographical, watershed, and drainage course data for a determination of potential flood hazard.
3. Provide guidance to development applicants to enable them to evaluate the effects of their proposals, prior to submission of applications.
4. Develop flood protection measures such as warning and evacuation plans.
5. Include base floodplain evaluation within the environmental review procedures and provide for mitigation of impacts.
6. Evaluate the potential for greater than a 100-year flood when projects involve critical facilities or public use facilities. Such floods are those having a 2 percent chance of occurring in any year (500-year flood).
7. In floodplains which have shown little or no disruption by man, design or modification of actions shall be required to assure that the natural and beneficial values of the floodplain will be preserved.
8. Minimize the need for expenditure of public money for costly flood control projects and need for rescue and relief efforts generally undertaken at public expense.

E. Implementation Program

The following standards for development shall comprise the implementation program by which the County shall meet its goal of minimizing hazard from and damage to floodplains.

Flood Hazard Areas

1. All new construction and substantial improvements shall be constructed with materials and equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage and that provide minimal obstruction to flood waters.
3. All mobile homes shall be anchored by providing over-the-top and frame ties to ground anchors.
4. All new and replacement water systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
5. On-site sewerage disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
6. All subdivision proposals shall be consistent with the need to minimize flood damage.
7. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
8. Base flood elevation data shall be provided for subdivision proposals, as well as for any project proposals for public use facilities.
9. Grading site preparation, construction of roads, and removal of vegetation shall conform to the requirements of the grading ordinance, and shall be done in such a manner as to minimize erosion of floodplains and sedimentation into floodways.
10. In all future developments all easement roads shall be designed to minimize the loss of access across floodways and in flood hazard areas.
11. Subdivision proposals shall require review that such access is adequate prior to approval.
12. Bridges, roads, and fills shall be designed to preserve free natural drainage.

13. Location of potential pathogenic and toxic sources or hazardous facilities within the floodplain, such as sanitary land fills, chemical storage, and petroleum storage facilities, shall be prohibited.
14. Mechanized operations within designated flood hazard areas shall be conducted in such a manner as to minimize adverse alteration of natural water flow.
15. Evaluation shall be required of projects outside of, but in the immediate vicinity of, the floodplains to determine the potential for significant modification to the floodplain by sedimentation or erosion.

11.403. GEOLOGIC HAZARDS

A. Introduction

The most common geological hazard that must be considered in Mariposa County is the potential for wet season landslides and rockfalls where natural conditions have been altered by man as in road cuts. The subject of geologic hazard resulting from seismic activity is treated thoroughly in a separate Seismic Safety Element.

B. Data Base

While landslides are an annual wet season problem along County roads and State highways, new attention must be given to the increasing pressures to subdivide land which often has steep slopes and is attractive to purchasers looking for view sites for home construction. Improper construction of building pads and roads can serve to enhance unstable soils held naturally by native vegetation.

Current subdivision policies govern the size of parcels based on land configuration as well as easement road grades, but at present, once a lot is created, the home builder can locate a house and driveway with minimal regulation.

An analysis of soils which are found on steeper slopes in Mariposa County (contained within the Appendix) may indicate why the incidence of natural landslide has been minimal. A review of the analysis reveals that all but one of the soils found on slopes to 75% are relatively shallow (less than 3 1/2' to bedrock) and have minimal clay content with only low to moderate shrink-swell potential.

Other soils in Mariposa County which exist on slopes of up to 50% do contain the combination of factors which could pose landslide problems when man's activities are superimposed on natural conditions. Of particular concern are housing and grading activities. This group of soils is analyzed within the Appendix.

C. Goal

The specific goal for reducing identified landslide hazard is:

"TO PROTECT LIFE AND PROPERTY ENDANGERED BY LANDSLIDE BY DEVELOPING STANDARDS WHICH WOULD MINIMIZE SUCH DANGER."

D. Policies

A singular policy shall be applied to landslide hazards which are not seismic related, shall be considered immediate, and shall be implemented within a three-year period from adoption of this element.

1. The policy will be to develop standards to minimize landslide hazards created when man's activities are super-imposed on natural conditions.

E. Standards

The following standards comprise the implementation program of the County to meet its goal of reducing hazard to life and property from landslide not related to seismic activity:

1. The County Building Official may request a report on land stability for new construction.
2. On-site sewerage disposal systems shall be reviewed by the County Sanitarian to minimize hazards associated with earth movement, such as contamination of surface and ground waters.
3. Grading, site preparation, road construction, and removal of vegetation shall conform to the Grading Ordinance, and shall not significantly contribute to weakening unstable soils and rocks in areas of potential landslide hazards.
4. Location of potential pathogenic and toxic sources, or hazardous facilities such as sanitary landfills, chemical storage, and petroleum storage facilities, shall be prohibited in high risk landslide areas.

PREFACE

State legislation recognizes historic and archaeological preservation as a legitimate planning concern by including it within the body of State planning law. Historic preservation programs can incur cultural, social, and economic benefits to the community or jurisdiction, while a Historic Preservation Element of the General Plan gives the jurisdiction legal authority to pursue historic preservation goals.

The Historic Preservation Element was approved as an optional element of general plans in 1974, as follows:

An act to amend Section 65303 of the Government Code relating to general plans.

"Section I, Section 65303 of the Government Code is amended to read:

65303. The General Plan may include...

(j) a historical preservation element for the identification, establishment, and protection of sites and structures of architectural, historical, archaeological, or cultural significance, including significant trees, hedgerows, and other plant materials. The historical preservation element shall include a program which develops actions to be taken in accomplishing the policies set forth in this element."

It is within the framework set up by State law that this Historic Preservation Element of the Mariposa County General Plan has been designed.

12.000 HISTORIC PRESERVATION ELEMENT

12.100 INTRODUCTION

Mariposa County has played a prominent role in the history of California; it was one of the original twenty-seven counties of California and in 1850 was the largest of all the new counties created by the state legislature. The County also has a rich Native American heritage that predates both Mexican and Anglo exploration. Mariposa County was located within the general territory of the loosely allied tribes of the Miwoks in prehistorical and historical times. Mariposa County also enjoys a rich and diverse heritage beyond these factors including: Spanish exploration, Mexican land grants, gold mining, logging, environmental causes, cattle ranching, unique geological phenomena, and one of the first and most spectacular national parks. The early development of Mariposa County has contributed greatly to the biographies of a number of prominent historical figures, including John C. Fremont, James Savage, Galen Clark, John Muir, Fredrick Law Olmsted, Washburn family, Trenor Park, and Judge J. J. Trabucco.

It is recognized that the integrity or ethics of a community are often based in history. The cohesiveness in establishing and maintaining a sense of community can be diminished as ties to history are cut by demolition, destruction and deterioration of historical and archaeological treasures. In Mariposa County, reasonably slow population and development growth until the 1970's have served to protect, to some extent, the historic communities scattered throughout the County. In most of these communities, some structures, ruins or signs of the past exist which serve as reminders of the County's contribution to both State and national history.

Some early communities in Mariposa County have not fared well over the years. For example, little trace is to be found today of Agua Fria, the first county seat. Without specific policies and standards for preserving and enhancing the tangible evidences of past development, future development could conceivably obliterate other historic places, or, at the least, cause negative visual contrast between past and present. Other communities experiences indicate that this contrast leads to further decimation of the old in an attempt to "upgrade" the community.

With its abundance of history, yet relatively little physical evidence of that history, Mariposa County is at a critical point in terms of preserving its ties to the past. The decades from the inception of the County to 1970 witnessed periodic population fluctuation between 4000 and 6000 people, whereas this last decade has seen an 84% increase over 1970's population of 6,015 to 11,108 people in 1980. Population projections based on current land use policies indicate a potential capacity of 34,000 to as much as 61,000 people; the population level of the County is expected to approach 20,000 by the year 2000.

Coupled with a concern for historic and place preservation and enhancement is the need to create a broader awareness and interest in protecting archaeological sites. No official archaeological survey of the county has yet been attempted, but there are a scattering of known and significant sites, including several sets of petroglyphs. The county must, however, weigh the value of publicizing any inventory of burial sites, villages, pictographs, ruins, early pioneer structures, and prominent landmarks, against its ability to protect the sites so exposed. The data is necessary however in order to evaluate potential impacts of both public and private construction projects.

Development in the county during the 1970's has caused many of the historically and/or archaeological sites to be destroyed or looted of artifacts. Also of significance is the loss of many of the elderly residents of the area who were a verbal repository of the county's historical development. Therefore, the County's rich past is fading with the passage of time, except for the efforts of local historical societies to preserve as much of the past as possible, through the museum, locally written books, and memorabilia.

Perhaps one of the greatest challenges facing the community, with respect to historical or archaeological preservation, is determining what to preserve or restore. The need to prioritize or place greater value in some historical or archaeological sites over others is an absolute necessity in an area with limited resources. Not all "old" sites or structures are significant or of value to the county and many types of historical sites are merely areas occupied by a highly transient people for short periods of time with little or no visible remains of their passing. There are literally thousands of mining sites, grinding rocks, stone walls and other remnants of the past in the county, only a few of which may generate concern for public preservation or are feasible for public preservation or protection. There is a significant need to sort through what physically remains and determine what warrants public protection.

There is currently a lack of tourist-oriented programs to help the traveler enjoy and appreciate Mariposa County's history. Since the county has an outstanding museum in the town of Mariposa, other programs such as walking and bus tours could be devised in conjunction with the museum's activities.

In conclusion, the main concern in this area is to preserve the legacy left to the county, enhance its basic charm, and share the county's unique history with tourists and residents alike.

12.200 HISTORICAL SUMMARY

The precursor to Mariposa County was Alvarado's original 44,000 acre Las Mariposas Grant, which he sold to John C. Fremont in 1847 for \$3000. In order to provide a complete historical perspective on Mariposa County's history, a chronological summary of the original grant, the governmental development of the county, and the dates of other significant historic events are included in this section.

12.201 Las Mariposas Grant Historical Chronology

- 1844 - Las Mariposas granted to Alvarado consisting of 44,000 acres, or ten square leagues, to be located north of the San Joaquin River in the general area of the Merced and Chowchilla Rivers up to the Sierra Nevada, but with no established boundaries.
- 1845 - Fremont first came to the area as part of an extensive western expedition.
- 1847 - Thomas Larkin, Consul for the United States at Monterey, purchased the Alvarado grant for Fremont for \$3000.
- 1849 - Gold was discovered in May on Agua Fria Creek on the grant by Fremont's Sonoran miners under Alexander Godey.
- 1851 - Fremont filed the official map with the Surveyor General's Office in San Francisco: the Von Schmidt Survey or Panhandle Survey.
- 1859 - The boundaries of the grant were resurveyed 1854/1855 and were finally found valid through local and state court actions. The grant now included major mining properties on the Mother Lode developed by the Merced Mining Company and individual miners.
- 1867 - The grant passed into receivership because of Fremont's financial difficulties.

The grant passed through many hands between the time of Fremont's greatest creditor Trenor Park in 1860 and the Mariposa Commercial Mining Company (MCMC) era - 1898. The grant was frequently in litigation in this 30 year period. Its development was greatly set back by lack of a large water works and the failure of the audacious Great Tunnel Mine scheme in the 1870's under the Mariposa Land and Mining Company.

The MCMC headquarters were at Princeton at the turn of the century for it was here they concentrated their mining efforts. The last flush times of the grant occurred in the 1930's but then the most productive mine was the Pine Tree operated by the Bradley interests under a lease from MCMC.

The failure of the grant as a mining enterprise finally lead to its breaking up into large ranches in 1939/40. Its policies of short term leases and consolidated ownership up to that time were often resented as a hinderance to economic growth.

12.202 County of Mariposa Historical Chronology

Various environmental and social influences on Mariposa County's development are discussed in the Appendices of this element; only the most significant dates are included in this chronology.

- 1806 - Gabriel Moraga expedition explores east side of San Joaquin Valley crossing Mariposa and Bear Creeks and naming one of them for the butterflies.
- 1845 - John C. Fremont explored lower Mariposa Creek as part of his third expedition to the west. His conflict with the "horse thief" Indians probably occurred in the Agua Fria Valley.
- 1847 - John C. Fremont bought the Las Mariposas Grant from Alvarado for \$3000.
- 1848 to
1865 - First mining boom.
- 1848 - Gold was discovered throughout the foothills of Mariposa County.
 - Coulterville was settled. First called Banderita, the community was named after George Coulter, who established one of the first stores in the area. Coulterville is State Historic Landmark #332 and has been recommended as a district on the National Register of Historic Places.
 - Mormon Bar, State Historic Landmark #323, was settled by Mormons who discovered gold, but shortly thereafter returned to Utah.
 - Mining camps sprang up all through the foothills of the county. No trace or a few ruins remain of most of these settlements. (See "701" Report Document I for descriptions of some of the most historic camps.)
- 1849 - James Savage, miner and Indian leader, established trading posts at Horseshoe Bend on the Merced River and below El Portal. The El Portal site is State Historic Landmark #527.
- 1849/50 - Flooding destroys lower portion of Mariposa. Logtown established.
- 1850 - Mariposa County was formed by the first California State Legislature as one of the original twenty-seven counties. It comprises one-fifth of the area of the entire state; Agua Fria was designated as the county seat. Mariposa a tent city.
 - Gold was discovered at Bear Valley, and the settlement was originally called Haydensville. Bear Valley is State Historical Landmark #331.
 - Bosqui lost in pine woods between Mariposa and Princeton.

- Hornitos was settled by Mexican miners.
 - Greeley Hill was settled and named after Josiah Greeley, who established the Greeley Lumber Mill.
 - Mt. Bullion, originally La Mineta, was settled by Mexican miners. In 1852, the Princeton Mine opened, and the area was called Princeton. In 1862, the post office was established and named Mt. Bullion.
 - Tradition has it that a private mint was authorized by the federal government at Mt. Ophir but no such mint existed. There was a large mill and a store there in the early 1850's.
 - The town of Mariposa was surveyed, and its streets were named by Fremont for members of his family including himself - Charles. 12 stamp steam quartz mill built that summer below Mariposa town. Did not pay.
 - The first officials of Mariposa County were elected.
 - Savage established trading posts on lower Agua Fria Creek and on the Fresno River after an Indian raid on his Merced River Trading Post. Incidents at the trading posts were directly responsible for the Mariposa Indian War.
- 1851
- A local militia was formed in Agua Fria to capture the Indians. Sheriff Burney was a captain; Savage was named as guide. After driving the Indians back into Yosemite, the posse returned to Agua Fria. It was the first sortie of the Mariposa Indian War.
 - The Mariposa Battalion was formed to fight the Indians upon authorization of the governor. Savage was the commander, receiving the commission of major. Training of the troops ensued, but a restraining order was issued to allow federal Indian commissioners to try to negotiate treaties with the various tribes. When efforts failed, the battalion started tracking the Yosemite, in particular. After a number of encounters and negotiations, the Indians were subdued, and the battalion was mustered out of service in July, 1851.
 - While tracing the Yosemite, the Mariposa Battalion entered the Yosemite Valley on March 25, 1851, and were presumably the first anglos to enter it. After much discussion, the men voted to name the valley after the tribe of Indians who inhabited it; thus was Yosemite Valley named and entered into the Battalion's log.
 - The town of Mariposa became the most important community in the county, and the county seat was moved to Mariposa from Agua Fria.
 - A portion of Mariposa County was annexed to Los Angeles County.

- 1852 - Cathey's Valley, first known as Vallecita, was settled by members of Andrew Cathey's wagon train from Arkansas and was renamed for him.
- Tulare County was created from a portion of Mariposa County.
- 1854 - The Mariposa County Courthouse was built, and has been in continuous use since then. The Courthouse is State Historic Landmark #670, and is also listed on the National Register of Historic Places.
- 1855 - Galen Clark discovered the Mariposa Grove of Big Trees in Yosemite, and also constructed a horse trail from Wawona to the Yosemite Valley.
- James Hutchings led the first group of tourists into Yosemite Valley, causing the birth of tourism both in Yosemite and through Mariposa County.
 - Merced County was created from a portion of Mariposa County.
- 1856 - Fresno County was created from a portion of Mariposa County.
- 1858 - Fremont built his house in Bear Valley, and it was occupied by the Fremonts until mid 1860. Fire destroys part of Mariposa.
- 1859 - Fremont sold the town of Mariposa to J. F. Johnson. Coulterville burns.
- 1860 - Trenor Park manages Fremont Estate free of Fremont's supervision.
- 1861 - Fremont fails to raise money in London and Paris.
- Mono County was created from a portion of Mariposa County.
- 1863 - Because of financial difficulties, Fremont had to sell his estate, land, and mines to a New York banker. Park arranged to sale.
- Frederick Law Olmsted, noted landscape architect, arrives in October to manage the new "Mariposa Company".
- 1864 - The U. S. Congress passed the Yosemite Act, which gave guardianship of the Yosemite Valley and the Mariposa Grove to the State of California. The first Board of Commissioners was appointed and subsequently took office.
- 1865 - A panic in Mariposa Company stock brings rapid deterioration of the property. Olmsted quits after new trustees fail to pay him.
- 1866 - Agua Fria completely destroyed by fire. Fire destroys much of town of Mariposa in August.
- 1868 - Town of Princeton burns, remains largely desolate till 1890's.

- 1870 - Chowchilla Mountain Wagon Road completed to Clark's Station (Wawona).
- 1870/1895 - With exceptions of Hite's mines, the Washington Mine, and possibly some in the Whitlock/Sherlock area such as Diltz, mining in the county was at a very low ebb. See Grant Chronology.
- 1871 - Hornitos incorporated.
- 1874 - McLean's Coulterville Road the first road into Yosemite Valley.
- 1875 - The Mariposa Road to Yosemite Valley was completed, thereby making it easier for tourists to reach the Valley through Mariposa and Wawona.
- 1879 - Coulterville burns.
- 1884 - East side of Charles Street between Schlageter's and IOOF burns.
- 1890 - Yosemite became a national park, except for Mariposa Grove and the Yosemite Valley, which remained under state control. The park included Mono Lake, Anderson Valley, and Hazel Green.
- 1895/1911 - Second mining boom. Especially productive were Whitlock Mines, until about 1900, and the grant's Princeton and Mariposa Mines under the supervision of McKenzie and later Maguire. Grant headquarters at Princeton on "Knob Hill".
- 1896 - A bridge built to provide a road link between Mariposa and Coulterville at Bagby.
- 1899 - Coulterville burns.
- 1902 - Electricity begins to come to Mariposa Mines and towns from Bagby.
- 1905 - The Yosemite Valley and the Mariposa Grove were re-ceded from the State of California to the National Park Service, becoming part of Yosemite National Park under federal jurisdiction. Park reduced in size to allow mining and timber operations.
- 1905/1907 - Yosemite Valley Railroad built from Merced Falls to El Portal.
- 1926 - All weather highway to Yosemite opens.
- 1930/1942 - Third mining boom. Mt. Gaines and Pine Tree mines especially important. This period ends with the federal order to suspend gold mining operations. Numerous WPA building and construction projects employ over 200 Mariposans.
- 1932 - The Wawona basin was bought by the National Park Service, and became part of Yosemite National Park. The Yosemite Park and Curry Company took over management of the Wawona Hotel and its recreational facilities.

1937 - Use of present high school begins.

1939/1940 - Break of grant into large holdings.

1945 - Yosemite Valley Railroad closes.

During the last fifty years, Mariposa County has experienced population increases and decreases, while mining has shifted primarily from gold to other minerals. During the last five years, the county has experienced unprecedented growth and development. It currently is balancing rural traditions and development pressure; it is the purpose of this element to help preserve that balance without losing its rich heritage.

12.300 HISTORIC PRESERVATION OVERALL GUIDING POLICY

The Overall Guiding Policy of an element of the Mariposa County General Plan is defined in Section 2.000, General Plan Administration, as a collective term describing those general intents or philosophies of purpose which provide direction for action. The Overall Guiding Policy of the Historic Preservation Element of the General Plan is as follows:

PROVIDE FOR THE IDENTIFICATION, PRESERVATION, AND REHABILITATION OF SIGNIFICANT HISTORIC AND ARCHAEOLOGICAL SITES, STRUCTURES, AND PLACES IN ORDER TO PROVIDE A SENSE OF HISTORICAL IDENTITY, AND MAY BE USED AS AN EDUCATIONAL AND RECREATIONAL RESOURCE FOR RESIDENTS OF THE COUNTY OF MARIPOSA AND THE VISITORS WHICH ALSO USE SUCH RESOURCES.

12.400 HISTORIC PRESERVATION GOALS

Specific goals to achieve the intent of the Overall Guiding Policy of this element are as follows;

1. In cooperation with the Historical Society and other organizations and concerned individuals, survey and inventory Mariposa County's historical and archaeological resources .
2. Establish standards and procedures for evaluating the value or significance of identified historical or archaeological resources within the context of the history or prehistory of Mariposa County.
3. In cooperation with other governmental entities and the private sector, encourage programs which foster the restoration, monumenting and protecting significant historic or archaeological resources.
4. Encourage and promote identified significant historic and archaeological resources as an educational device for the benefit of local residents and the touring public.

12.500 HISTORIC PRESERVATION DEFINITION OF TERMS

- A. Architectural Resources: Structures or other human constructions that possess artistic merit particularly representative of their class or period, as well as those representing achievements in architecture, engineering, technology, design or scientific research and development.
- B. Historical resources: Sites, districts, structures, objects or evidences of human activities that represent facets of the history of a locality; places where significant historical events occurred even though no evidence of the event remains, or places associated with a personality important in history.
- C. Archaeological resources: Occupation sites, work areas, evidence of farming or hunting and gathering, burials and other funerary remains, artifacts and structures of all types, usually dating from prehistoric or aboriginal periods, or from historical periods and non-aboriginal activities for which only vestiges remain.
- D. Cultural resources: Structures, sites, districts, and objects important to an indigenous culture, subculture, or a community for traditional, spiritual, or religious reasons, as well as areas important for the artistic, recreational, or ethnic activities.
- E. Plant resources: Sites, areas, groupings, rows, and specimens of significant plants notable for their genus, specie, and variety which have uniqueness because of their botanical classification, maturity, natural character, visual and sensory character, their association with a notable personage, movement, or events in the community's evolution and for their scientific, educational, recreational, or site use, functional, scenic, and environmental values and visual impact of the community.

12.501 Terms Describing the Form Which an Historical or Archaeological Resource May Take

- A. Sites: Distinguishable pieces of ground, or areas of historic, prehistoric, or symbolic importance, upon which occurred important historic and prehistoric events, or which are importantly associated with historic and prehistoric events or persons or cultures, or which were subject to sustained historic or prehistoric activity of man, sometimes featuring changes in topography produced by human activity; examples are battle fields, historic campgrounds, ancient trails or gathering places, middens, historic farms, and landscaping plants.
- B. Structures: Works of man, either prehistoric or historic, created to serve human activity, usually by nature or design, immovable.
- C. Objects or artifacts: Materials, objects of functional, aesthetic, cultural, symbolic, or scientific value, usually by nature or design, movable.

- D. Districts: Geographically definable areas, urban or rural, possessing a significant concentration or linkage of sites, structures, or objects unified by past events or aesthetically by plan, physical development, or by similarity of use.

12.600 HISTORIC PRESERVATION POLICIES

Specific policies intended to achieve the purpose set forth in the Overall Guiding Policy and Implementing Goals of this element are as follows and are considered immediate for purposes of implementation:

- A. Maximum feasible community input shall be obtained throughout the implementation of this element.
- B. The primary thrust of the Mariposa County Historic Preservation Element shall be directed at insuring that preservation policies and practices are reasonably related to the effects that development proposals may have on significant historic or archaeological resources.
- C. Identification of historic or archaeological resources on a site or in an area shall not preclude or prevent development which may take place provided that such development does not directly destroy, threaten to destroy or similarly have a substantial adverse effect on a designated historical or archaeological resource.
- D. Historic and archaeological resource preservation policies and standards shall be designed to insure reasonable protection of Mariposa County's cultural heritage, provide property owners with constructive knowledge of historic or archaeological resources in their possession and under their protection and minimize the potential threat of historical or archaeological resources being vandalized.
- E. Designated significant historic and archaeological resources shall be preserved, protected and where appropriate or feasible, restored through a combination of private sector incentive programs and regulatory programs.
- F. For purposes of discouraging looting and vandalism, all specific historical or archaeological resource inventory data shall be deemed proprietary information and subject to limited public access.
- G. Significant historic and archaeological resources are deemed to be of substantial intrinsic and economic value to the County of Mariposa and its residents and the preservation of these resources of primary concern.

- H. The County should consider adopting an ordinance establishing penalties for trespass on, and vandalism of, historic resources.

12.700 HISTORIC PRESERVATION IMPLEMENTATION PROGRAM

The following actions are proposed as a means of implementing the goals and objectives of this element. Specific actions and activities are to be initiated within the context of the policy provisions delineated in Section 12.600 of this element. This implementation program is deemed to be of "Intermediate Term" for purposes of requiring specific performance.

12.701 Historic or Archaeological Resource - Determination of Significance

Utilizing the definitions contained in Section 12.500 of this element, the Mariposa Historical Sites Commission shall evaluate historical and archaeological resources utilizing the following, or similar, type of rating system:

A. Historic Evaluation

In order to be considered as an historical resource, the proposed site, district, or structure must meet one of the following criteria:

1. The district, site, or structure is connected with significant events in the cultural, political, economic, military, or social history of Mariposa County.
2. The property, site, or structure is related to significant activities of notable persons of the County, State, or nation.
3. The district, site, or structure is representative of significant historic development in the County, such as mining camps or towns, roads, mines, or Native American encampments.

B. Rating the Proposed Site

A numerical rating shall be given to each of the following statements for the site, on a scale of 0 - 10, with 10 the highest rating:

1. Does the structure represent the work of architects or builders who made major contributions to the history of the County or a particular area?

2. Is the structure or groups of structures one of the few remaining examples in the County?
3. Is the site of unique architectural or natural curiosity?
4. Does the structure or group of structures have the integrity of the original design, or has it been substantially altered?
Degree of alteration: Original design = 10 points down to 0 points for substantial alteration.
5. Is the structure in danger of destruction due to weathering and lack of care?
Degree of endangerment: Imminent loss = 10 points down to 0 points for being maintained.
6. Is the site subject to destruction through vandalism?
Degree of endangerment: Imminent loss = 10 points down to 0 points for being unaffected by vandalism.
7. Is the site or structure in danger of destruction from planned residential or commercial development?
Degree of endangerment: Imminent danger = 10 points down to 0 points for not in danger of destruction.
8. Is the site of archaeological significance?
9. Is the structure or property to be preserved easily viewed and accessible to the public?
Degree of visibility and accessibility: Easily seen or accessible = 10 points down to 0 points if hidden from public view or inaccessible.
10. Does the site or structure form an important visual and aesthetic background or scene?
Degree of aesthetics: Major importance = 10 points down to 0 for unimportance.
11. Does the site represent a historic seat of government?
12. Are funds required beyond County or private resources to insure preservation of the structure?

The highest number of points possible is 120. When survey work is completed, points for different sites can be compared and ranked in order to form a historic preservation program for Mariposa County.

All historical or archaeological site data is to be maintained by the Historical Site Commission.

12.702 Historic Districts

Historic districts may be nominated and designated within established Town Planning Areas for purposes of establishing design controls and promoting restoration and preservation of historic structures. Such designation shall require local citizen input and participation throughout the formulation of policies and descriptions of historical district boundaries.

12.703 Significant Historical or Archaeological Resources

- A. Any designated significant historical or archaeological resource shall be evaluated for eligibility with respect to the State or national register.
- B. Appropriate steps should be taken to provide designated significant historical or archaeological resources with maximum allowable special property tax valuation, special building code provisions, special use policy provisions and federal tax incentives on restoration or renovation (accelerated depreciation).
- C. Any designated significant historical or archaeological resource shall be evaluated with respect to monumenting and identifying its location on a historical tour guide for the county.

12.704 Historical or Archaeological Resource Review and Development

- A. Any development project requiring discretionary permit approval proposed in the immediate vicinity of a designated significant historical or archaeological site shall be evaluated to insure that such development is compatible with the designated resource.
- B. Any development project requiring discretionary permit approval proposed in an area with known historical or archaeological resources which have not been appropriately evaluated for possible significance in accordance with the provisions of Section 12.701 shall require review for significance if the project could result in the destruction of a site or structure through normal development activities.
- C. All public agency (city, county, special district, federal and State governments) development activities shall be subject to the same review/evaluation procedures as required of non-public development proponents.

PREFACE

State legislation recognizes the recreational needs of a community and in response to that need provided local planning agencies the authority to adopt a recreation element. Government Code Section 65303 states:

"The general plan may include the following elements or any part or phase thereof:

(a) A recreation element showing a comprehensive system of areas and public sites for recreation, including the following, and, when practicable, their locations and proposed development:

- 1) Natural reservations
- 2) Parks
- 3) Parkways
- 4) Beaches
- 5) Playgrounds
- 6) Recreational community gardens
- 7) Other recreational areas."

Under the provisions of the Subdivision Map Act (government Code Section 66477) the County of Mariposa may adopt an Ordinance requiring the dedication of land or the payment of fees in lieu thereof or a combination of both for parks and recreation purposes. Before such an ordinance can be enacted by the County however, a recreation element must be adopted and such standards for recreation needs should be set forth to establish the reasonable need for recreational space and facilities.

It is within this framework of code that this recreation element has been developed.

13.000 RECREATION ELEMENT

13.100 INTRODUCTION

Within the County of Mariposa, recreation needs and facilities can be divided into two major categories; on the broad scale recreation and tourism is an industry within the County that represents a significant portion of the local economy. On a more local scale, there are recreational area and facility needs of local residents.

Mariposa County attracts many visitors each year to visit and enjoy Yosemite National Park and the National Forests of the Sierra Nevada. Over one half of Mariposa County is publicly owned lands of the National Park, National Forests, or Bureau of Land Management. Seasonal tourist recreation is a major building block of the Mariposa County economy. Over recent years the numbers of people traveling to Mariposa County have steadily increased with estimated visitation at Yosemite National Park approaching three million persons per year.

With the rapid growth of Mariposa's population in recent years, several factors have increased the need for recreational areas and facilities. The rapid conversion of unimproved land to residential subdivision uses has diminished the supply of open space areas and increased local usage of BLM, National Forests and Yosemite National Park by local residents. Park facilities with picnic, playground and other improvements are increasingly in demand. New semi-urban centers have been established and historic population centers have grown at a rapid rate.

The County has had an active Parks and Recreation Department for many years but constraints on the County's revenue generating ability and appropriation authority have greatly reduced the ability to meet current and projected recreation needs. With the constraints on revenues, the major alternatives available to the County recreation program are as follows:

1. Impose recreation user fees.
2. Provide tourist related recreation services as a revenue source.
3. Initiate a tax override to support recreation.
4. Impose development fees to support recreation services.
5. Reduce recreation service levels to fit resource availability.

13.101 ISSUES AND OPPORTUNITIES

Mariposa County with a rapidly growing population, limited revenue raising resources, high seasonal tourist and visitor counts, and large tracts of federally managed land has a number of unique opportunities. Public recreation for County residents and visitors alike create potentials for improving the visitor experience to the County and bolster the local economy and improve the quality of life for the local populace. The unique historic resources of the County in addition to the natural wonders of Yosemite and other federally managed land areas and the boating and fishing recreational opportunities of the Merced River and Lake McClure attract new residents and visitors alike. Through a well-orchestrated program of improving these basic resources and developing support facilities and programs, recreational services and their related benefits can be improved.

13.200 RECREATION ELEMENT OVERALL GUIDING POLICY

The overall guiding policy of the Recreation Element of the Mariposa County General Plan is as follows:

"TO PROMOTE AND DEVELOP THE RECREATIONAL RESOURCES OF MARIPOSA COUNTY FOR THE BENEFIT OF MARIPOSA RESIDENTS AND THE TOURING PUBLIC AND PROVIDE A QUALITY RECREATION PROGRAM, WITH RELATED FACILITIES AND ACTIVITIES, TO SERVE THE RESIDENT POPULATION OF THE COUNTY."

Specific goals supporting this overall guiding policy, to be considered within the overall economic capabilities of the County, are as follows:

- A. Develop and maintain tourist oriented recreation services as a revenue source to assist in the financing of the County recreation program.
- B. Initiate and/or cooperate with the U. S. Forest Service, Bureau of Land Management, and National Park Service in developing recreational facilities on federally managed land holdings in Mariposa County.
- C. Maintain and promote a County-wide public park system with facilities and activities that complement and enhance the residential environment of Mariposa County.
- D. Maintain and promote the historical resources of the County for the benefit of Mariposa residents and the public at large.

13.300 RECREATION ELEMENT POLICIES

- A. The following policies shall be considered immediate for purposes of implementing the Recreation Element of the Mariposa County General Plan.
 - 1. Evaluate and monitor federal land management policies with respect to recreational use in light of County resident recreational needs.
 - 2. Identify public funding sources and evaluate federal land holdings for possible development of tourist recreation sites for campgrounds, picnicking areas, passive water sports and similar services.

3. Evaluate recreation site standards in light of existing facilities and potential service populations, and study capital programs (to include bonding and tax overrides when necessary) when service level populations are appropriate.
4. Coordinate recreation site acquisition programs with other public site acquisition needs, such as schools, fire protection sites, historic preservation sites etc., to ensure maximum site utilization and cost/benefit ratios.
5. In cooperation with the Chambers of Commerce and Historic Societies of various areas, encourage historic and cultural tours, historic site marking programs, and educational programs for the benefit of the touring public and the local community residents.
6. Through local community support groups, develop recreation facility and site maintenance and activity programs utilizing the maximum feasible degree of voluntarism.
7. Promote and develop community awareness programs of parks and recreation services and needs.
8. Establish a Mariposa County Trails Council. The function of the council shall be, but not limited to, the planning, development and promotion of an equestrian/hiking trails system in Mariposa County. (Refer to Section 4.200 C 2 for discussion of this issue)

The following is considered an intermediate goal:

9. Require new subdivision development to contribute to the recreational development of the area through recreational space easements, facilities, fees, or combination of the above.

B. Cooperative Planning Spheres Policies

1. Within Mariposa County there are a multitude of federal, state, and local jurisdictions that are in close proximity and require close coordination between the land management agencies to ensure that adequate land use policies are implemented and to minimize the negative effects of jurisdictional and use conflicts. Exhibit 13-A describes the areas of Mariposa County in which cooperative planning spheres are established for the purpose of coordinating land use policy between the County of Mariposa, Bureau of Land Management, National Forest Service and the National Park Service.
2. Within the areas described as Cooperative Spheres, the following policies shall be immediately implemented:
 - a. All planning studies and land use or management policies shall be cooperatively developed by the jurisdictions affected.

- b. Development proposals submitted to the County for approval on privately owned lands which are located within federal boundaries shall be submitted to the appropriate federal land management jurisdiction for review and comment prior to action being taken by the County.
- c. The County, National Park Service, National Forest Service, and Bureau of Land Management shall cooperate, to the extent feasible, to insure the maximum possible development of recreational resources and to maintain a habitable environment for residents of the area.

13.400 RECREATION SITE INVENTORY

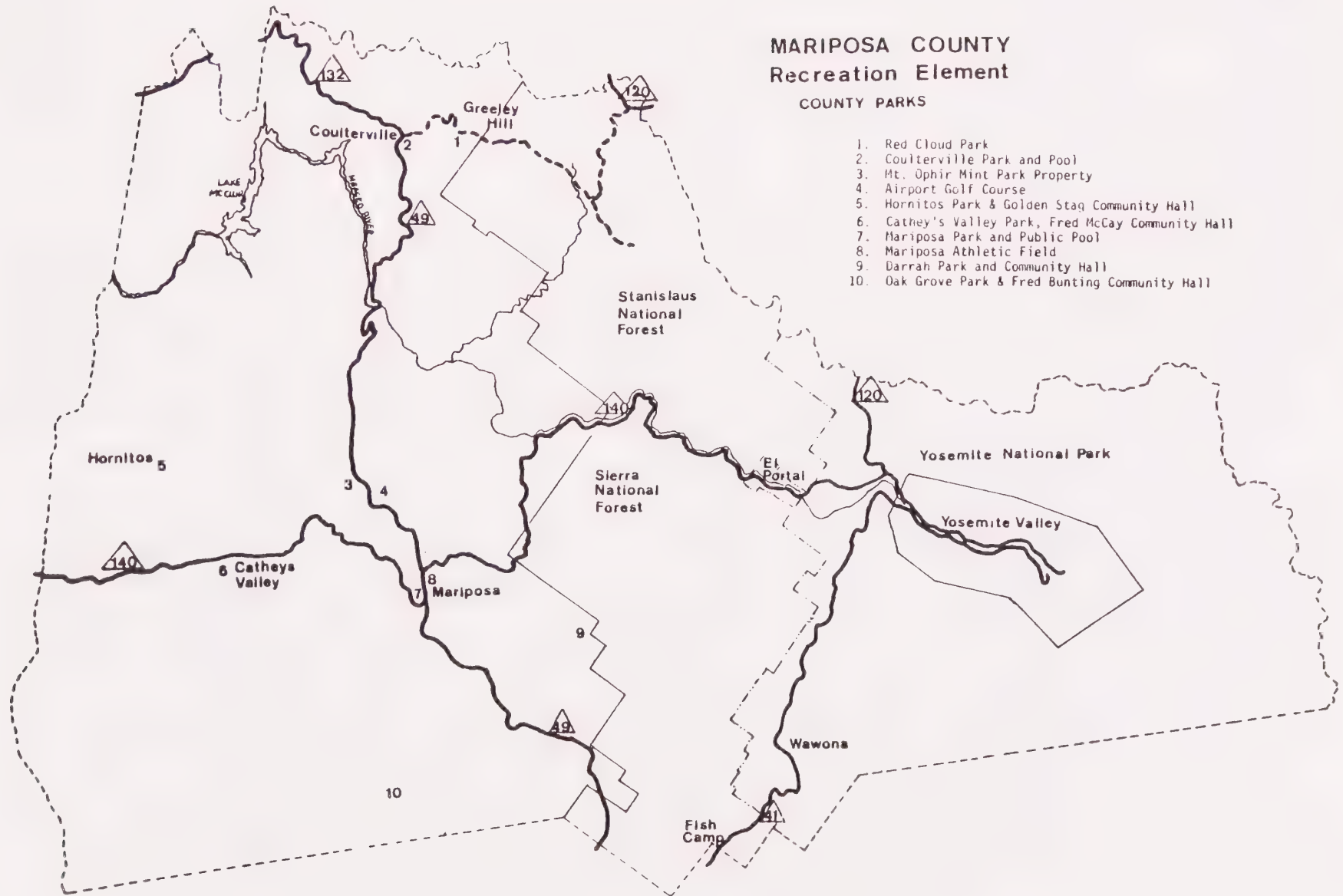
Exhibit 13-B describes the location of various County maintained recreation sites as follows:

- A. Catheys Valley Park - facilities currently consist of a community hall with kitchen facilities; picnic benches; fireplaces; an automatic sprinkling system; well and pump; paved parking area and entrance; inside and outside restrooms; a water system; and lawn and trees. The community hall will be doubled in size beginning in July, 1980, at a cost of \$25,000. Funds will come from a 1976 California State Bond Act project. Site size: 5 acres.
- B. Coulterville Park - facilities currently consist of a swimming pool; dressing rooms; restrooms; picnic area; barbeques; lights; horseshoe pits; playground equipment; sprinkler system; and a turf area. Two tennis courts were installed with \$29,000 of 1974 State Park Bond Act Funds; these courts need to be lighted for night-time use. First priority for improvements will be a new bathhouse and restroom complex to replace currently inadequate facilities. Funds for this project have not been located at present. Site size: 2 acres.
- C. Darrah Park - facilities currently consist of a community hall with kitchen facilities; picnic benches and fireplaces; a water system; parking area; and playground equipment. New restrooms and a septic system were installed in 1977 for \$4000 of County general funds. New playground equipment and fencing have recently been added at a cost of approximately \$4000 of County funds and donated labor and materials. Site size: 1 acre.
- D. El Portal Park - facilities currently consist of a swimming pool, built in 1979 with approximately \$75,000 of 1974 and 1976 State Park Bond Act funds and \$8000 of federal revenue sharing funds and tennis courts built in 1975 with \$3000 of County general funds and \$4000 of donated labor and materials. In 1978 the National Park Service committed itself to funding and installation of night lights for the tennis courts. Site size: 2 1/2 acres.
- E. Hornitos Park - facilities currently consist of a community hall with kitchen facilities; a storage area; fenced-in park area; picnic and fireplace facilities;

MARIPOSA COUNTY Recreation Element

COUNTY PARKS

1. Red Cloud Park
2. Coulterville Park and Pool
3. Mt. Ophir Mint Park Property
4. Airport Golf Course
5. Hornitos Park & Golden Stag Community Hall
6. Cathey's Valley Park, Fred McCay Community Hall
7. Mariposa Park and Public Pool
8. Mariposa Athletic Field
9. Darrah Park and Community Hall
10. Oak Grove Park & Fred Bunting Community Hall



lawn and trees; restrooms; a water and sprinkling system; playground equipment; a basketball court at a cost of approximately \$2000 in County labor and donated materials. The most pressing need is the renovation of the community center, which is planned to go into engineering studies in FY 1980-81. Site size: 1.30 acres.

- F. Mariposa Park - facilities currently consist of a swimming pool; dressing rooms; restrooms; a picnic area with tables and fireplaces; an outdoor theater, stage, and storage; tennis courts with night lights; a sprinkling system; parking facilities; lawn and trees; playground equipment; and an office building. In 1979 an additional tennis court and a double practice court were added along with an irrigation system for \$29,000 of 1974 State Bond Act funds. A \$45,000 1976 State Park Bond Act grant will be utilized for a new restroom and bathhouse and an acrylic surface on the three tennis courts. Site size: 14 acres.
- G. Red Cloud Park - Picnic tables; a water system; lights; restrooms; a deep-pit barbecue; and a cement slab. With \$10,000 from the 1976 State Park Bond Act, the park was improved with a rock wall; refurbished restrooms; a new water system; night lights; an outdoor sink; twelve barbeques; and twelve picnic tables. Site size: 7 acres.
- H. Woodland Park - a \$45,000 allocation of the 1976 State Park Bond Act was used to begin park facilities in the Bootjack area. \$30,500 was used to purchase the site, and remaining bond monies are being reserved to use as possible matching funds for a development grant. Further the old Oak Grove Park site and facilities were sold by the County in 1978 for \$12,000; this money will also be used to develop the woodland Park site. Site size: 10.5 acres.

Data Appendix Section 7.306 and 7.307 contains recreational travel study data prepared by the County Regional Transportation Planning Agency in 1977.

13.500 RECREATION ELEMENT SITE STANDARDS

The following standards shall be utilized in Mariposa County for purposes of determining recreation site and facility needs.

A. Recreation Parks Ranking Criteria

Potential Service Population	Park Designation	Acres/Pop.	Tot. Site Acreage		Service area in miles
			ideal	min.	
650 to 1,350	Playground	1.5	2	1	.5
1,250 to 2,500	Neighborhood park	2.0	5	2.5	.5
3,350 to 5,000	Play Field	1.5	7.5	5	3.5
5,000 to 14,285	Community Park	3.5	50	20	5.0
3,000 to 16,500	Regional Park or Reservation	15	varies		15.0*

*Regional Parks or Reservations shall include potential tourist service impact.



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